



193 Ormskirk Road, Wigan

Start Bids £160,000



ALL. TOGETHER. BETTER.

www.kirkham-property.co.uk

193 Ormskirk Road, Wigan

Providing over 1300 square feet of accommodation is this four bedroom two reception room substantial end terrace property. With this being such a large versatile property it represents a plethora of opportunities from turning back into a residential home, mixture of flats, a HMO or even a mixture of business and residential (subject to relevant planning permission). Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion the property is for sale by Modern Method of Auction with a starting bid of £160,000 plus reservation fee. Offering excellent potential the living space comprises of entrance hallway (with stairs down to cellar), lounge, separate dining room, kitchen, utility area and wc to the ground floor, whilst of the first floor landing there are four good size bedrooms and a shower room. Externally the property has gardens to both the front and rear. Viewing is recommended to appreciate the potential the property offers.



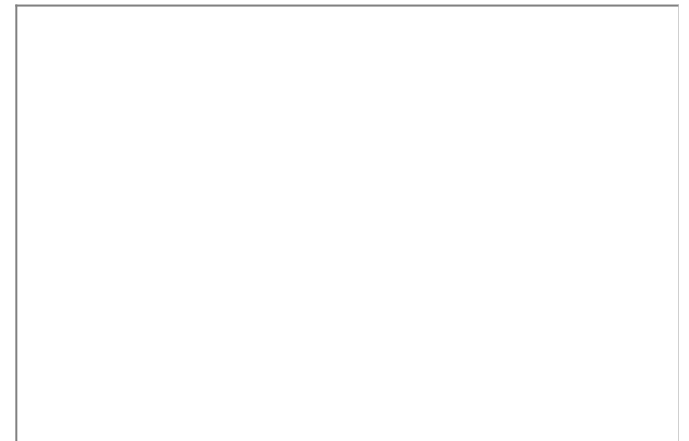


Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

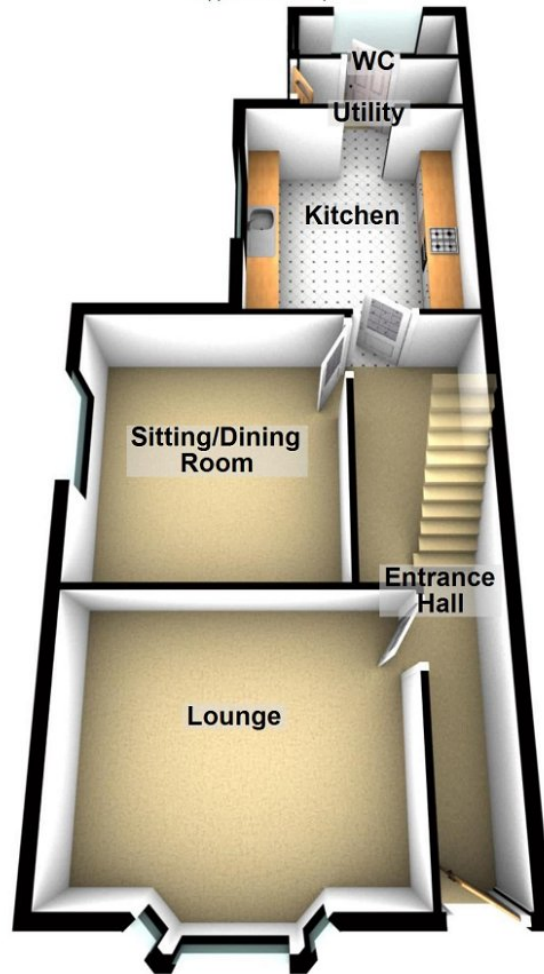






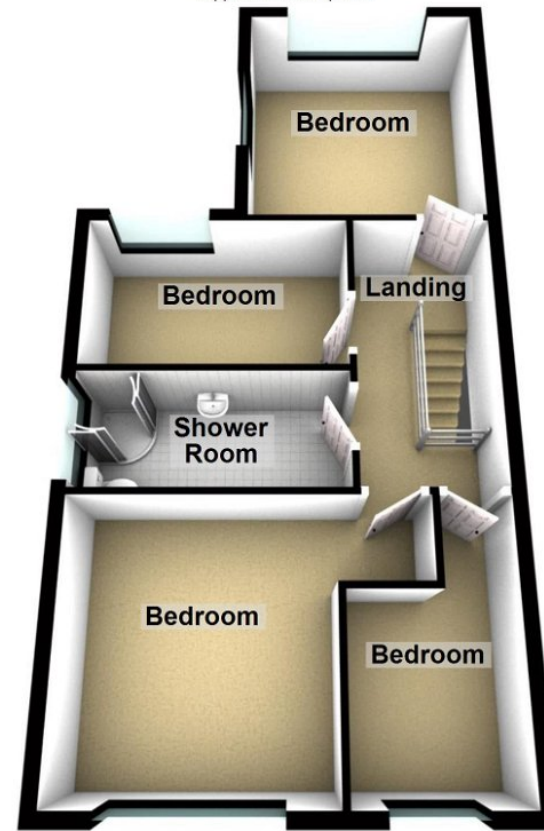
Ground Floor

Approx. 684.5 sq. feet



First Floor

Approx. 626.0 sq. feet



Total area: approx. 1310.5 sq. feet

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk

t: 0161 626 5688