



157 Poolstock, Wigan

Start Bids £120,000



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Offering excellent potential is this three bedroom semi detached property for sale with NO CHAIN therefore VACANT POSSESSION on completion. Situated along the ever popular Poolstock Lane the property is within walking distance of local shops, amenities and schools and is only a short drive to the motorway network. The property is for sale by Modern Method of Auction with a starting bid of £120,000 plus reservation fee. Internally the living space comprises of entrance hall, lounge with bay window and dining kitchen to the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Externally there is gardens to both the front and rear. The property also benefits from double glazing and GCH.

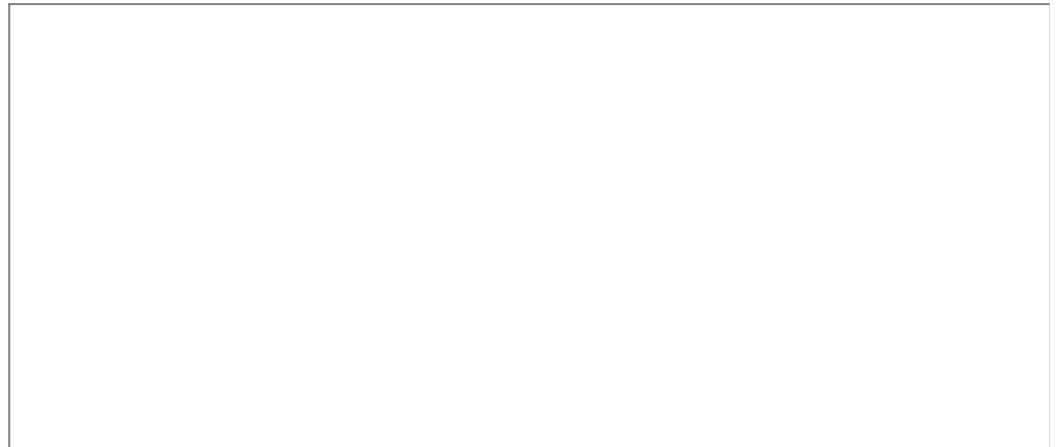
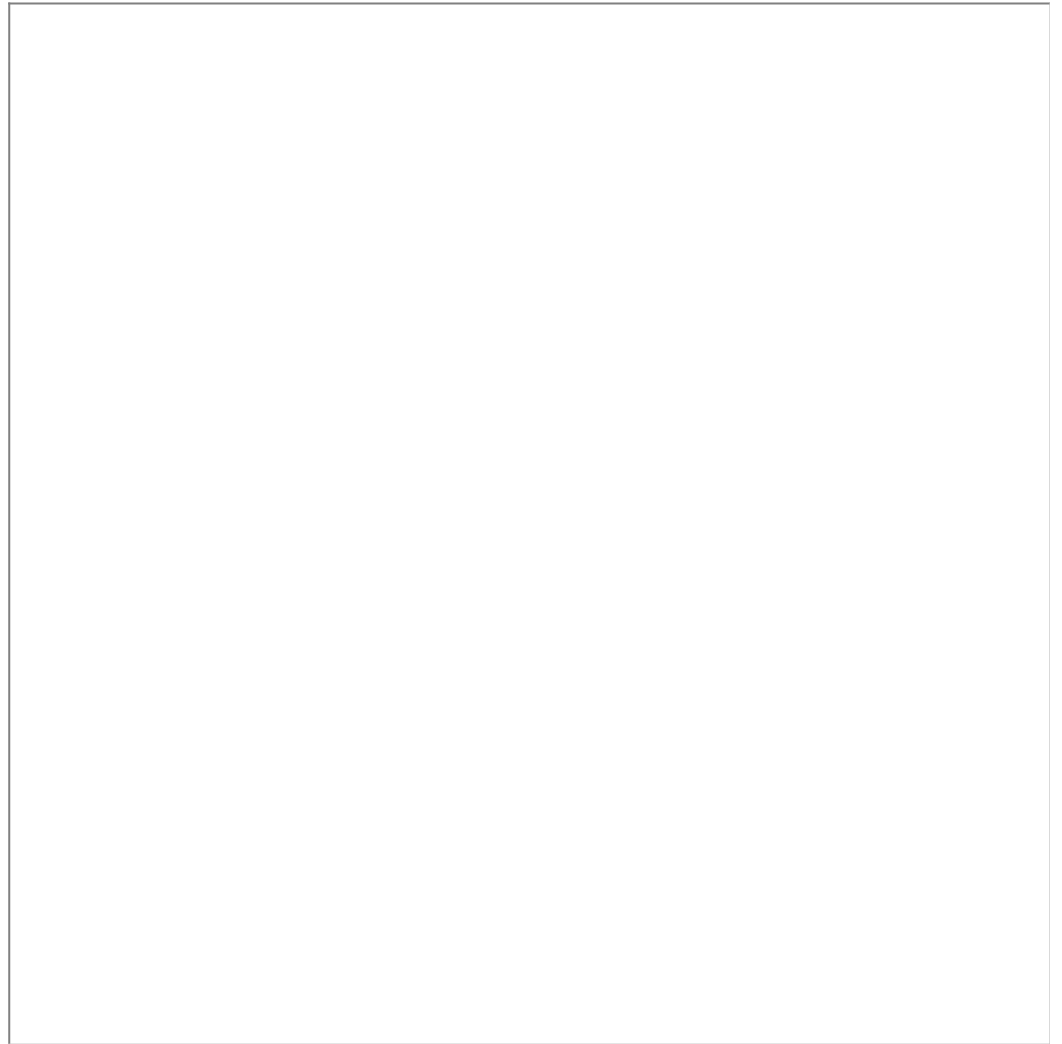


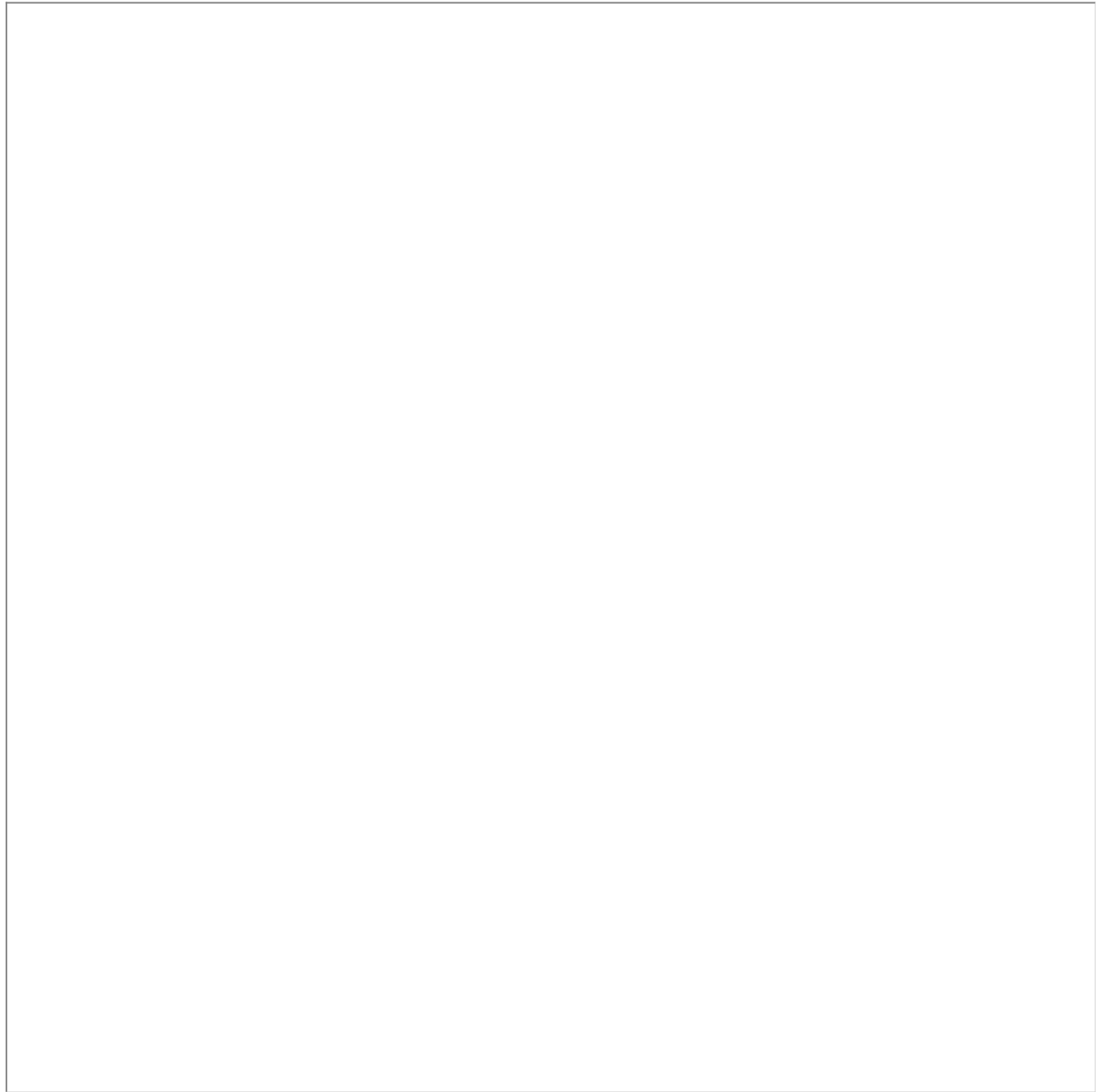


Auction Comments

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.

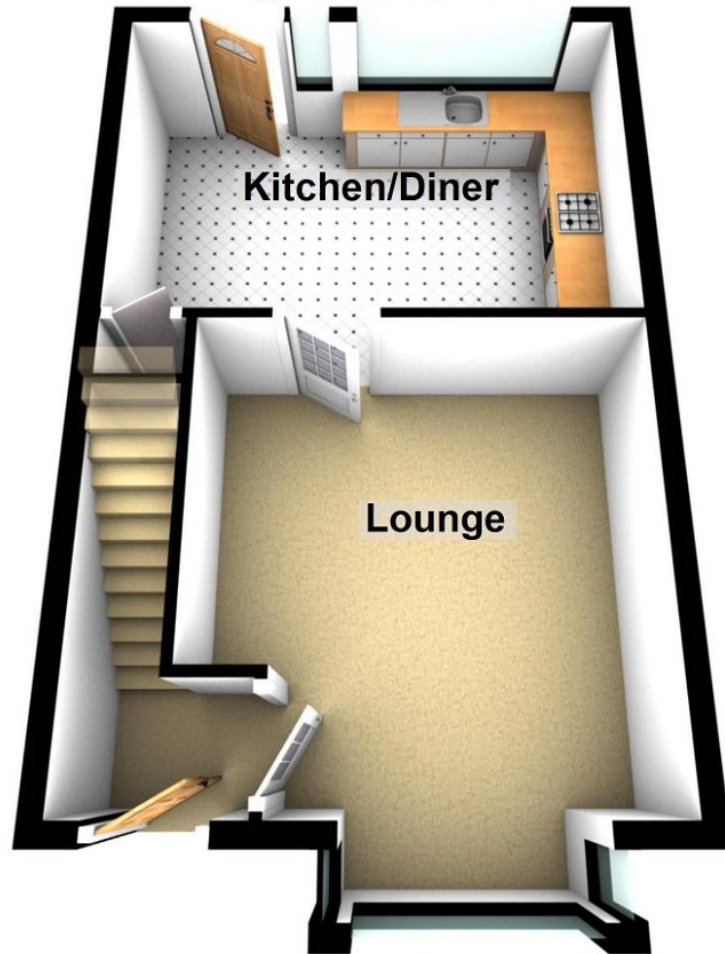






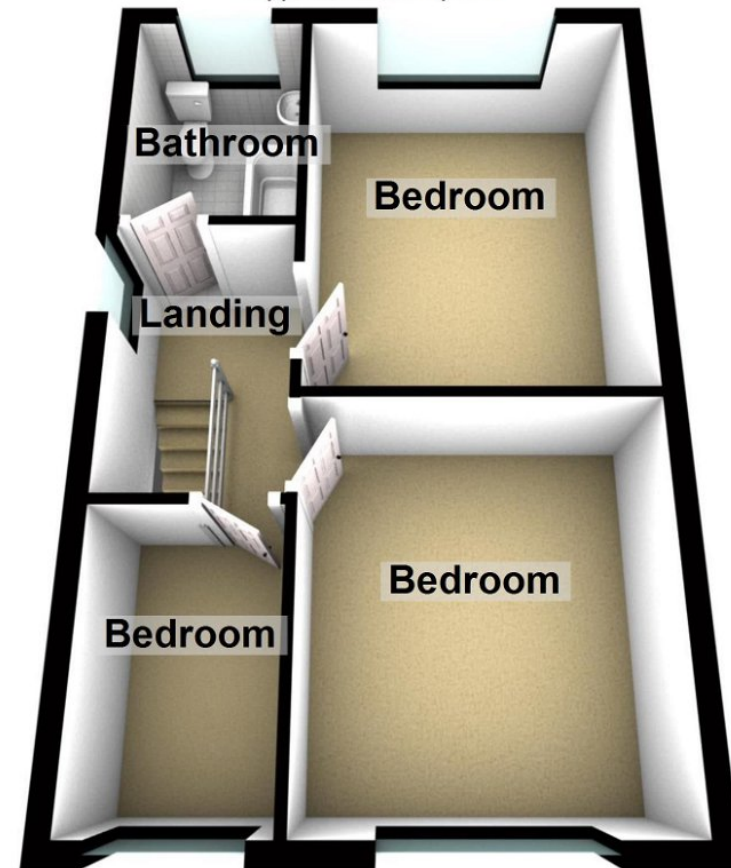
Ground Floor

Approx. 404.0 sq. feet



First Floor

Approx. 396.6 sq. feet



Total area: approx. 800.6 sq. feet

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