



Neville Street, Platt Bridge, Wigan



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Guide price £70,000

- THREE BED TERRACED PROPERTY
- ON STREET PARKING
- INVESTMENT OPPORTUNITY
- THREE SPACIOUS BEDROOMS
- IN NEED OF REFURBISHMENT
- COUNCIL TAX BAND C
- EPC RATING C
- FOR SALE BY MODERN METHOD OF AUCTION



****FOR SALE BY MODERN METHOD AUCTION THREE BEDROOM TERRACED WITH NO UPWARD CHAIN - STARTING BID PRICE £70,000 PLUS RESERVATION FEE****

This property presents an exciting opportunity for investors on the market for a development project. Currently listed for sale, this three-bedroom spacious terraced property is nestled in a popular area with exceptional transport links and local amenities nearby. It's also situated ideally close to reputable schools, fitting perfectly within all lifestyle needs.

The property's key attributes include a total of three bedrooms, two reception rooms, and a spacious back garden.



The property is offered for sale in a condition that requires renovation, holding immense potential for transformation. This property is a blank canvas just waiting to be brought to life by a discerning investor. Plenty of potential awaits in this diamond in the rough, and with your vision, it can swiftly become a sought-after residence. Put your own stamp on this property and reap the rewards. Potential like this is hard to find, making this property an opportunity not to be missed.

DISCLAIMER

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

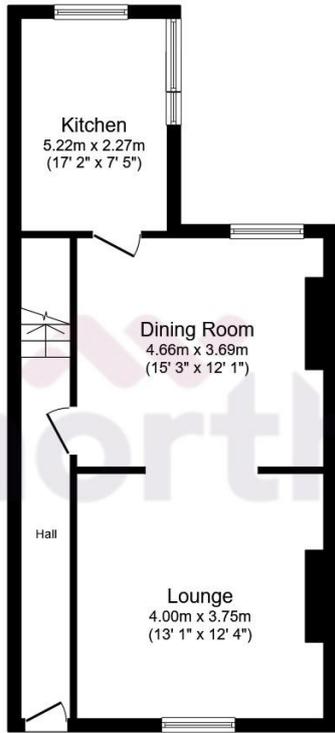
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT IAMSOLD.CO.UK

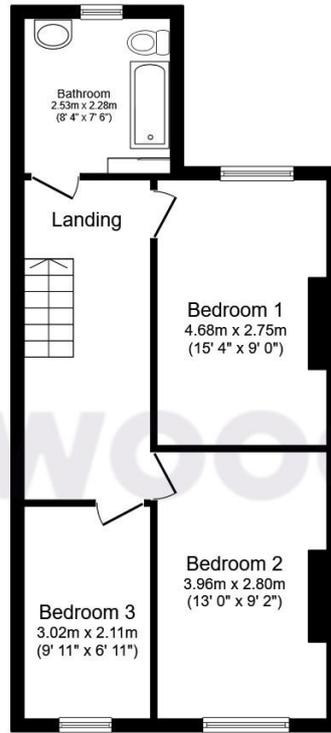






Ground Floor

Floor area 46.9 sq.m. (505 sq.ft.)

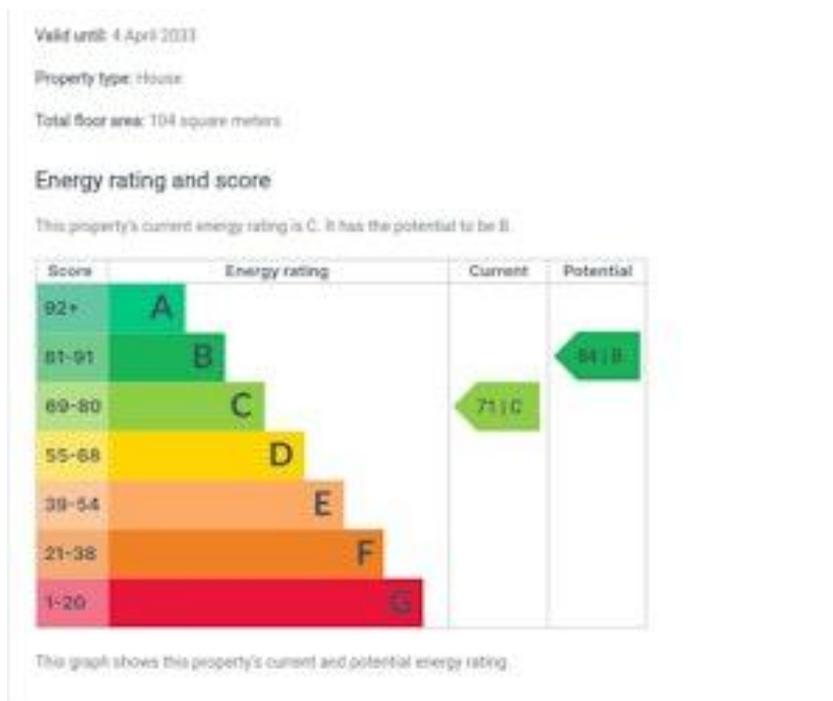
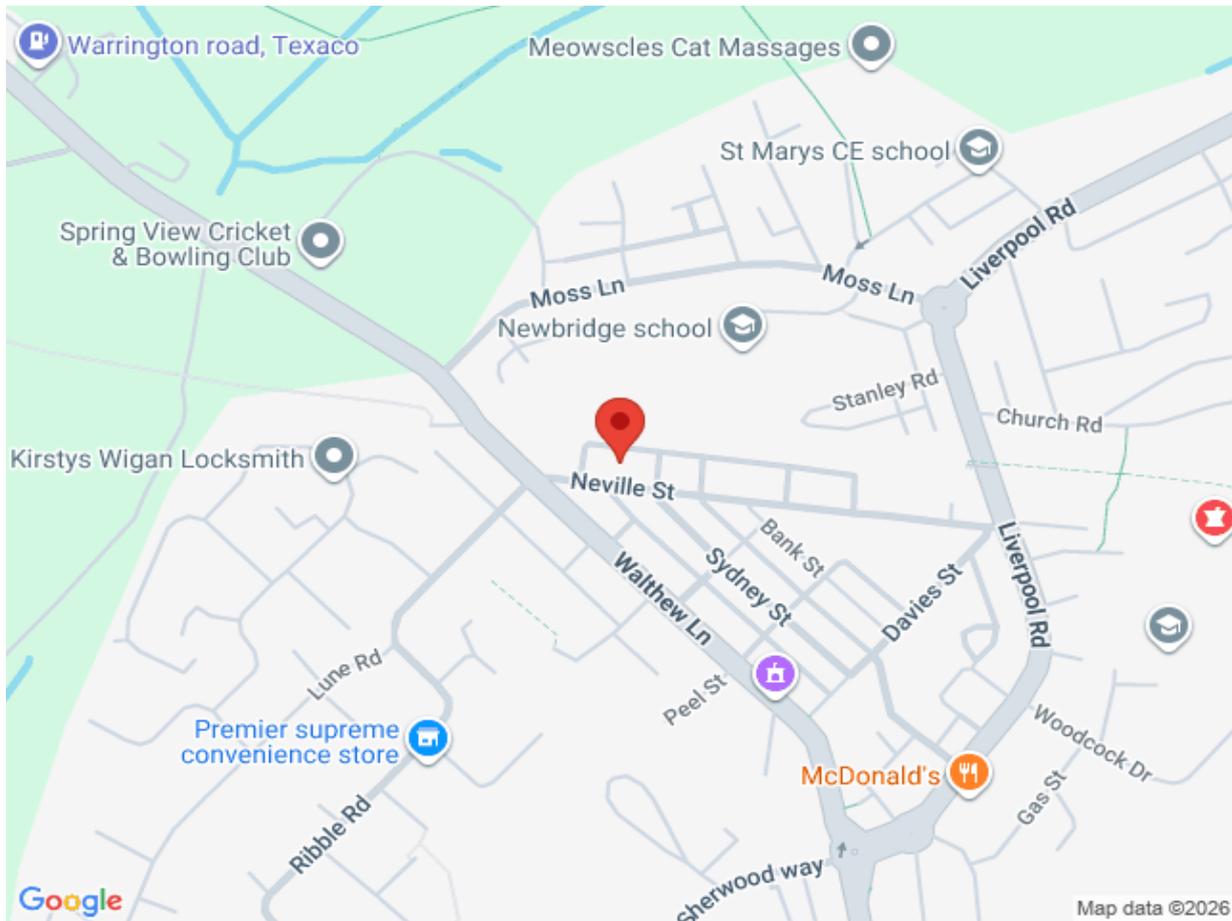


First Floor

Floor area 49.3 sq.m. (530 sq.ft.)

Total floor area: 96.1 sq.m. (1,035 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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