



10 Wigshaw Lane, Culcheth

Guide Price £225,000

Miller Metcalfe
Every step of the way

10 Wigshaw Lane

Culcheth, Warrington

• For Sale by Modern Auction • Subject to Reserve Price & Reservation Fee.

Situated in a highly sought-after location within walking distance of the ever-popular Culcheth village, this charming bungalow offers convenient access to a wide range of local amenities and excellent transport links.

The property briefly comprises a welcoming entrance hallway, a spacious lounge, and a fitted kitchen complete with wall and base units, gas range cooker, fridge freezer, dishwasher, and space for a washing machine. Leading from the kitchen is a bright conservatory overlooking the beautifully maintained rear garden.

There are two generously sized double bedrooms, both benefiting from built-in wardrobes, along with a family bathroom featuring a WC, shower, and wash basin.

Externally, the property offers a driveway providing off-road parking for up to three vehicles, as well as a private enclosed rear garden, mainly laid to lawn with a patio area bordered by mature shrubs and plants. A detached garage measuring approximately 7.18m x 2.87m provides excellent additional storage or workshop space.

Auctioneer 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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











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