



2 bed detached house to buy in

Spring Gardens, Leyland, Lancashire, PR25 2EQ

£95,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Cash Buyers Only
- ✓ EPC Rating G

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: G
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

A TWO BEDROOM DETACHED HOUSE

VESTIBULE

LOUNGE

DINING ROOM

KITCHEN

TWO BEDROOMS

BATHROOM

CASH BUYERS ONLY

VIEWING RECOMMENDED

THE ACCOMMODATION OFFERS (all sizes are approx):-

VESTIBULE with wooden door.

LOUNGE 15'1" x 10'4" with wooden windows and gas fire.

SITTING ROOM 12'6" x 10'6" with 2 x wooden windows and gas fire.

DINING KITCHEN 15'3" x 9'3" with 2 x wooden windows & door to back garden.

BEDROOM ONE 14'3" x 10'4" with wooden window.

BEDROOM TWO 10'6" x 9'7" with wooden window.

BATHROOM 9'2" x 9'1" with wooden window and three piece suite.

OUTSIDE Gardens to rear and side and detached garage.

SERVICES ALL MAINS SERVICES ARE CONNECTED.

LOCAL AUTHORITY SOUTH RIBBLE BOROUGH COUNCIL BAND 'B'

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Detached House

Parking: None

Year built: 1900

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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