

3 bed terraced house to buy in

Morden Avenue, Ashton-in-Makerfield,
Wigan, Greater Manchester, WN4 9PT

£120,000 Starting Bid

x 3 x 1 x 1

Tenure

Leasehold

On Street parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

This three-bedroom terraced house presents an excellent opportunity for buyers seeking a spacious property with significant potential, offered to the market with no onward chain. The home features a generously sized lounge dining room, providing ample space for both relaxation and entertaining guests. The good size kitchen area offers plenty of scope for modernisation and personalisation, making it ideal for those wishing to create a bespoke culinary space.

Upstairs, you will find three well-proportioned bedrooms, each with natural light and flexibility for use as sleeping quarters, a home office, or a nursery as required. The property benefits from two separate toilets (one conveniently located on the ground floor and another as part of the main bathroom suite), ensuring practicality for family living or visiting guests.

In addition to the main living accommodation, there is a useful loft room, which could be adapted for a variety of uses such as storage, a hobby room, or further living space, subject to the necessary consents. The house is in need of updating throughout, providing a blank canvas for buyers to put their own stamp on the property and add value through refurbishment. The layout is well-suited to both families and investors, with its versatile spaces and practical features. Located in a popular residential area with access to local amenities, schools, and transport links, this property is ideal for those looking to renovate and settle in a convenient location.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

EPC Rating: D

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

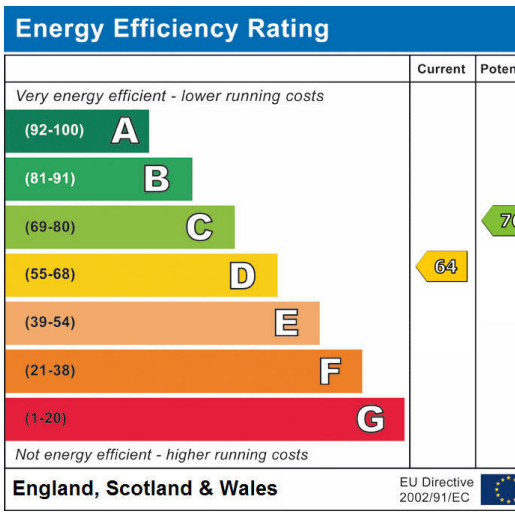
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good





Morden Avenue, Ashton-in-Makerfield, Wigan, Greater Manchester, WN4 9PT

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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