



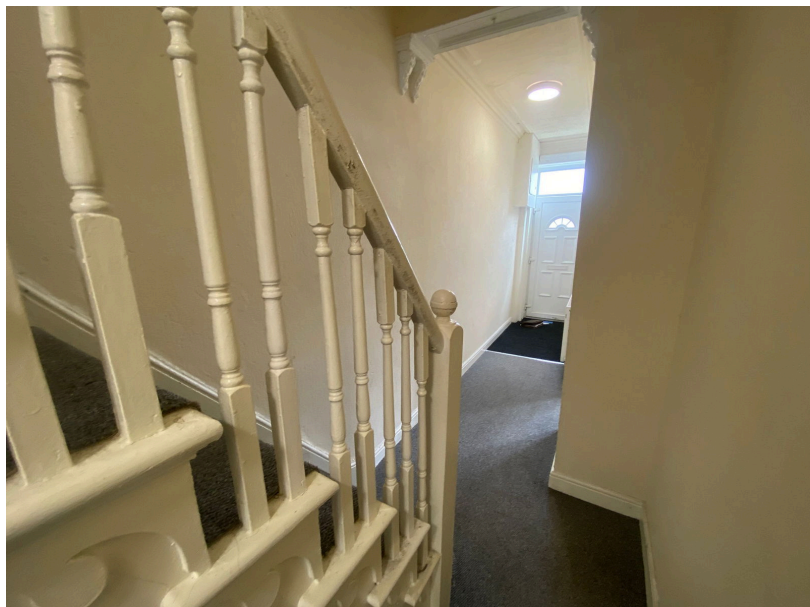
193 Ormskirk Road, Wigan

Guide Price £120,000

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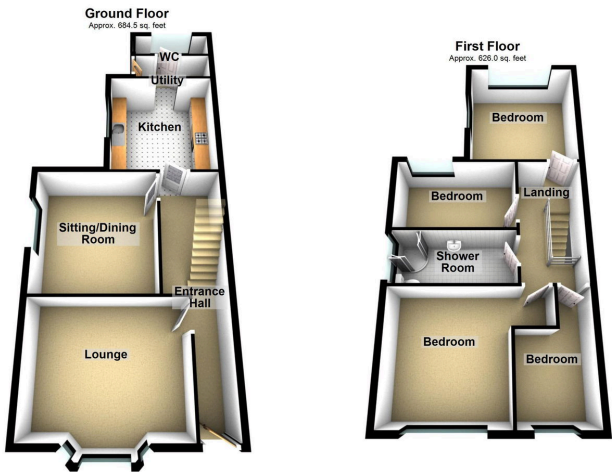
- Substantial End Terrace
- Two Reception Rooms
- No Chain - Vacant Possession
- Subject To An Undisclosed Reserve Price
- Four Bedrooms
- Excellent Potential
- For Sale By Modern Method Of Auction - T&C's apply
- EPC - E



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.

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Total area: approx. 1310.5 sq. feet

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50.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		