

LEASEHOLD



Cottage (EPC Rating: D)

44 LATHAM LANE ORRELL, WIGAN, LANCASHIRE, WN5 0JQ

Auction Guide

£135,000

FEATURES

- TWO Bedroom Cottage
- NO ONWARD CHAIN
- DETACHED Garage
- SEMI DETACHED
- NEW KITCHEN & BATHROOM
- ENSUITE BATHROOM



FREENEY & OLIVER
ESTATES

2 Bedroom Cottage located in Wigan

Call us on

info@freeneyandoliverestates.co.uk

FREENEY & OLIVER ESTATES are delighted to bring to the market this TWO bedroom semi detached cottage, close to local motorway links and amenities. The property benefits from having a NEW KITCHEN, BATHROOM and Ensuite Bathroom.

The property comprises of Porch, lounge, kitchen and bathroom. To the first floor there are TWO Bedrooms with an ensuite bathroom off the Master Bedroom.. Externally there is low maintenance garden and to the rear a single detached garage and garden.

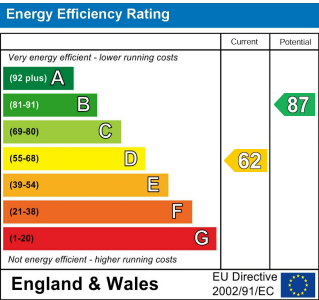
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 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. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the

Council Tax Band

A



44 Latham Lane, Wigan



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

