

Property Details

5 Brookdale Road, Hindley,
Wigan, Lancashire, WN2 4JF

Guide Price **£150,000**



Property Photos

5 Brookdale Road, Hindley, Wigan, Lancashire, WN2 4JF



Creation Date
03/03/2023

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Property Floor Plans

5 Brookdale Road, Hindley, Wigan, Lancashire, WN2 4JF

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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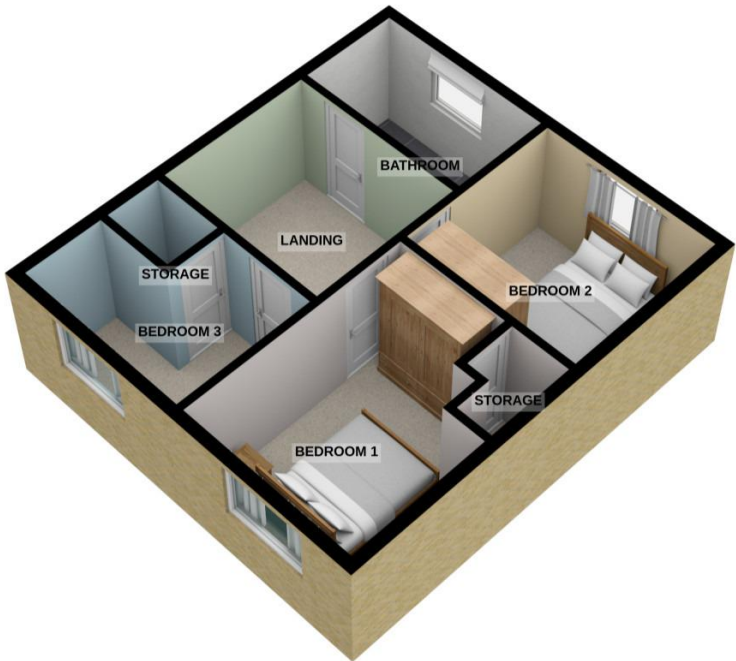
Property Floor Plans

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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Property Info

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Property Type	Property Style
House	Semi-Detached
Bedrooms	Bathroom
3	1
Receptions	Tenure Type
1	Freehold
Floor Area	Agency Type
-	Sole
Parking	Type
Drive	Sales
Price Qualifier	Price
Guide Price	£150,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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Property Features

5 Brookdale Road, Hindley, Wigan, Lancashire, WN2 4JF

Feature 1

Auction Guide Price 150,000

Feature 2

3 Bedrooms

Feature 3

Shared Driveway

Feature 4

Front & Rear Gardens

Feature 5

Modern Interior

Feature 6

Perfect Family Home

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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE 150,000 PLUS RESERVATION FEE

This 3 bedroom modern semi detached house is situated in a great location, with a shared driveway and front and rear gardens. The house is well-maintained and features a spacious living room, a bright and airy kitchen, three good sized bedrooms and a contemporary bathroom. The driveway is shared with the neighbouring property and provides enough space to park two vehicles. To the rear of the house is a private garden with a patio area, perfect for entertaining in the summer months. The front garden is also a great size and can be used as a play area or summer seating area. All in all, this is a great family home in a great location.

Council Tax: A

EPC: C

Property Front:

Landscaped garden with shared driveway parking, side gate access to rear garden

Entrance Hall:

Tiled flooring, grey anthracite vertical radiator, under stairs storage, pendant light, carpeted stairs to first floor

Lounge:

7.25m x 3.29m

2x double glazed units, carpet flooring, 2x pendant lights, TV connection, 2x white vertical radiator

Kitchen:

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4.5m x 3.29m

Double glazed unit, laminate flooring, rear door to garden, range of wall & base units, 4 ring gas hob, electric oven, extractor hood, space for fridge/freezer, plumbing for washing machine, ceiling light, boiler

Landing:

Loft access, ceiling light, carpet flooring, access to bedrooms & bathroom

Bedroom 1:

3.35m x 3.32m

Double glazed unit, ceiling light, laminate flooring, radiator, cupboard storage

Bedroom 2:

3.07m x 3.93m

Double glazed unit, radiator, carpet flooring, ceiling light

Bedroom 3:

2.07m x 2.74m

Double glazed unit, radiator, carpet flooring, ceiling light, storage cupboard

Bathroom:

Frosted double glazed unit, vanity high gloss sink, white bath & W.C, tiled walls & flooring, ceiling light, towel radiator

Rear Garden:

Fenced surround, patio area, flagged pathway brick shed for storage, side gate access, outside tap, outdoor lighting

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Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of 6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of 300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always

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consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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