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**10 Hindley Walk**

- THREE-BEDROOM DETACHED BUNGALOW
- EXCELLENT OPPORTUNITY FOR MODERNISATION AND IMPROVEMENT
- SPACIOUS LOFT SPACE
- LARGE DRIVEWAY

**Auction Guide Price £160,000**  
EPC Rating '51'





## Property Description

### DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION - STARTING PRICE £160,000 PLUS RESERVATION FEE'S APPLY-This three bedroom detached bungalow presents a fantastic opportunity for buyers looking to create a beautiful home tailored to their own taste. Requiring modernisation throughout, the property offers generous proportions, versatile living space, and significant potential for improvement and enhancement.

The accommodation comprises two bedrooms, a spacious living area, kitchen, and bathroom, with the added benefit of a loft space providing further scope (subject to relevant consents). Externally, the property enjoys gardens to both the front and rear, offering excellent outdoor space, while a large driveway provides ample off-street parking and leads to a detached garage.

Set in a popular residential location this bungalow is ideal for those seeking a project with genuine long-term value, whether as a family home, downsizing opportunity, or investment.

Early viewing is highly recommended to fully



appreciate the potential on offer.

#### LIVING ROOM

14' 04" x 13' 09" (4.37m x 4.19m) A bright and generously proportioned living room featuring dual aspect windows that allow plenty of natural light to fill the space. The room offers ample space for a range of living furniture layouts and benefits from neutral decor throughout, providing an excellent blank canvas for modernisation. Ideal as a comfortable main reception room, with great potential to create a stylish and welcoming living room.



#### KITCHEN

8' 11" x 14' 07" (2.72m x 4.44m) The dining kitchen is fitted with a range of wall and base units and benefits from worktop space, sink, cooker and space for appliances. The room also provides access to the rear garden. While the room now requires modernisation, it offers a practical layout and good proportions, providing excellent scope for improvement and redesign. With updating this space has the potential to become a modern and functional kitchen tailored to individual taste.

#### BATHROOM

6' 04" x 5' 05" (1.93m x 1.65m) The bathroom is fitted with a coloured suite comprising a panelled bath with the shower over, hand wash basin and WC. While the room is now requires updating and modernisation, it offers a functional layout and good natural light via a frosted window. With refurbishment, this space has excellent potential to be transformed into a modern and stylish bathroom.



#### RECEPTION ROOM

11' 11" x 8' 11" (3.63m x 2.72m) A bright and versatile second reception room featuring patio doors providing direct access to the rear garden. The room benefits from good natural light and offers flexible use as a dining room, additional sitting room, or home office. With neutral decor throughout, this space provides an excellent blank canvas and enhances overall living accommodation.



#### BEDROOM 1

11' 11" x 12' 00" (3.63m x 3.66m) A spacious double bedroom positioned to the front of the property, benefitting from a large window providing good natural light. The room offers ample space for bedroom furniture and enjoys neutral decor throughout, creating a comfortable and adaptable main bedroom.

#### BEDROOM 2

8' 07" x 10' 05" (2.62m x 3.18m) A well-proportioned bedroom overlooking the side of the property, offering a peaceful outlook and good natural light.



The room provides space for bedroom furnishings and is finished in a neutral decor, making it suitable for use as a guest bedroom, child's room or home office. A versatile room with further potential to personalise.

#### LOFT SPACE

A substantial loft space extending across the full footprint of the property, offering excellent scope for further development or versatile use. Currently accessed via hatch, the loft provides generous floor area with pitched ceilings, rooflight windows allowing natural light, and existing storage areas. While requiring modernisation and formal conversion (subject to the necessary consents), this impressive space presents a fantastic opportunity to create additional accommodation such as further bedrooms, a home office, or hobby space, significantly enhancing the overall living space of the bungalow.



#### EXTERIOR

To the front, the property is set back behind a generous driveway providing ample off-street parking and leading to a detached garage, offering excellent storage or secure parking. The front is complemented by a low-maintenance garden area, providing scope for landscaping to enhance kerb appeal.

To the rear, the bungalow enjoys a good-sized garden, arranged over paved and planted sections, with mature boundaries offering a good degree of privacy. There is clear potential to redesign and modernise the outdoor space to create an attractive garden ideal for relaxing or entertaining. Side access links the front and rear gardens, adding to the practicality of the layout. Overall, the exterior offers excellent space and versatility, with significant potential to create a standout home both inside and out.



#### AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,500.00 + VAT = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being





instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		