

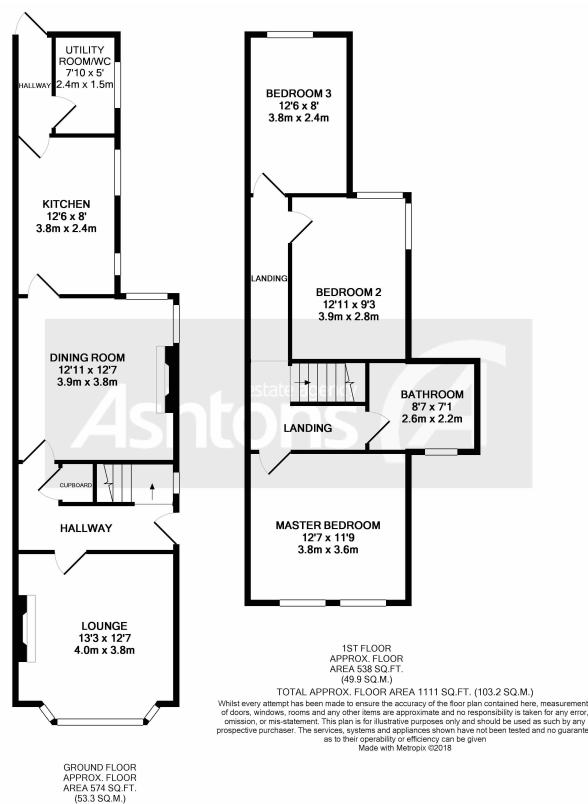


21 Grange Avenue, Warrington, Cheshire. WA4 1PN

Offers in Excess of £140,000

Three Bedroom Period Semi Detached House | No Chain | Two Reception Rooms | Garden | In Need
Of Modernisation | Excellent Potential | Large Family Home | Popular Latchford Location |





This large period three bedroom terraced home is located in a very sought-after part of Latchford village, this property offers excellent space and lots of potential and is being sold with the additional benefit of no chain delay. From the entrance hall, turn left into the lounge which has a lovely bay window and feature fireplace, the rear of the property has a dining room with a fireplace which leads onto a kitchen/breakfast room. The rear of the property also houses a utility room and downstairs WC. Upstairs the house has three generous bedrooms (see floorplan for details) and a family bathroom. Externally the property has gardens to the front and rear. In need of modernisation we would advise viewing at your earliest convenience.



Contact your local office to arrange a viewing:

Padgate: 01925 479334
 Great Sankey: 01925 454300
 Winwick: 01925 232146
 Stockton Heath: 01925 453400
 St.Helens: 01744 754120
 Wigan: 01942 498862
 Culcheth: 01925 764744
 Ashton-In-Makerfield: 01942 364446
 Newton-Le-Willows: 01925 907770
 Commercial Office: 01925 907709
 Lettings Head Office: 01925 873533
 Financial Services: 01925 221234

Viewing Arrangements
 Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details
 These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



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Ashtons Financial Services

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk

Ashtons

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.

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 it 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.