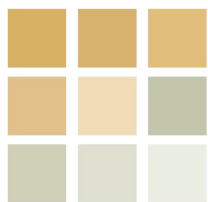




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36 RIBBLE ROAD
Wigan, WN2 5EU
Auction Guide £70,000

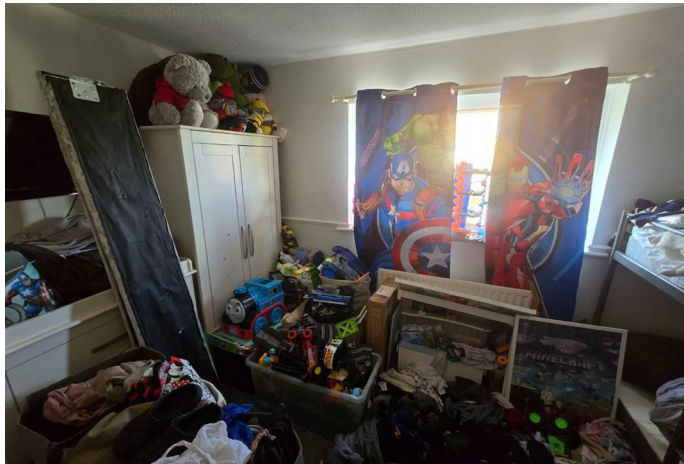
36 RIBBLE ROAD

Property at a glance

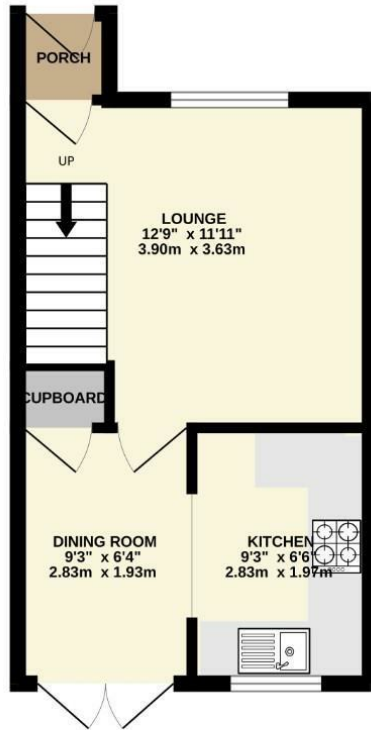
- TWO DOUBLE BEDROOM MEWS PROPERTY
- GUIDE PRICE £70,000 - £80,000
- DRIVEWAY AND GARDENS
- TENANT IN PLACE WITH AGREEMENT AT £600PCM (£7,200PA)

For sale via Pearson Ferrier Auctions starting Tuesday 13th May, bidding will be on the Pearson Ferrier website and you can register to bid now. A two double bedroom mews property in the Platt Bridge area of Wigan. The property is an ideal buy to let investment, currently having a tenant in place with an agreement at £600pcm (£7,200pa). The property has two double bedrooms, bathroom, lounge, dining room, kitchen and porch. Externally there are gardens and a driveway. The property is a short walk from the centre of Platt Bridge with a good selection of shops, bars and schools. Guide Price £70,000 - £80,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

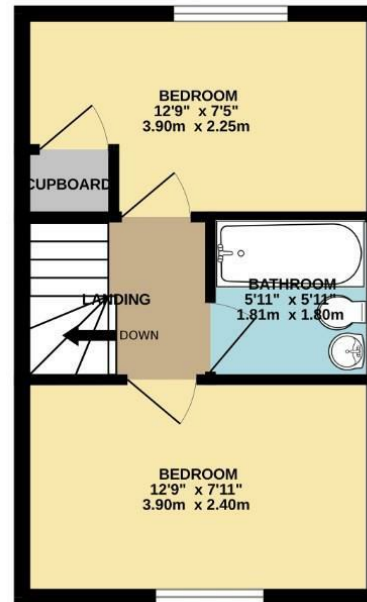




GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.

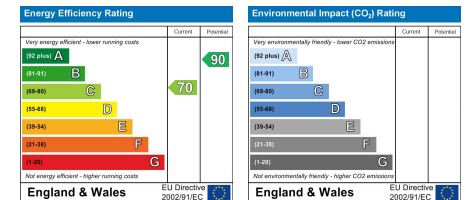


1ST FLOOR
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.2 sq.m.) approx.

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.
Made with Metropix 92025



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.