



By Auction £105,000

BY AUCTION* *NO CHAIN* *THREE BEDROOMS* *POTENTIAL TO EXTEND AT SIDE & REAR* *IDEAL FOR INVESTORS* *GARDEN* *POPULAR LOCATION

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £105,000

Nestled on the desirable Lilythorne Avenue in Idle, this semi-detached house presents an excellent opportunity for both investors and families alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. One of the standout features of this property is its potential for extension at both the side and rear (subject to consents) allowing for the possibility to create additional living space tailored to your requirements. The absence of a chain ensures a smooth and swift transaction, making it an attractive option for those looking to move quickly.

Situated in a popular location, this home is in close proximity to local schools and amenities, making it ideal for families seeking convenience and community. Whether you are looking to invest or find a new family home, this property on Lilythorne Avenue is a promising choice that should not be overlooked.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	