

LOT  
1

ON BEHALF OF A HOUSING ASSOCIATION

17 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB

\*GUIDE PRICE £25,000-£30,000



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- **Two bed end town house. Double glazing. Central heating. Front and rear gardens.**

**Description** A two bedroomed end town house benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Liverpool Road at its roundabout with Sherwood Way in a popular location within easy reach to local amenities and Wigan town centre.

**Outside** Front and rear gardens.

**EPC Rating** E

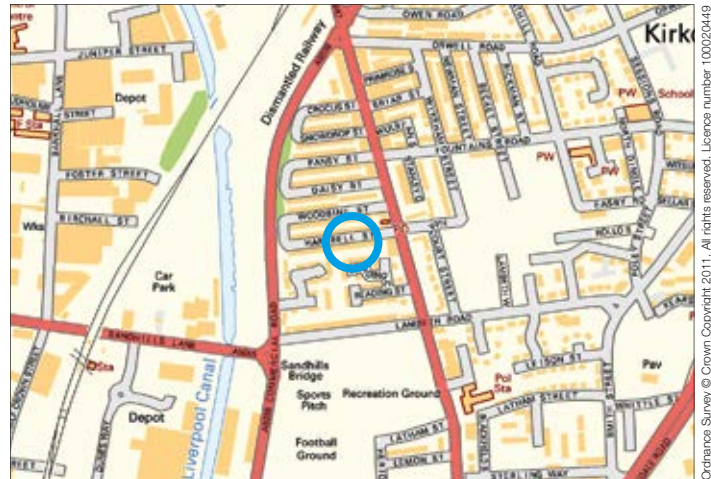
**Ground Floor** Vestibule, Lounge, Dining Room, Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC.

LOT  
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45 Harebell Street, Liverpool L5 7RL

\*GUIDE PRICE £35,000+



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- **Three bed mid terrace. Double glazing. Central heating.**

**Description** A three bedroomed mid terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of £6,000 per annum.

**Situated** Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Kitchen/Diner, Bathroom/WC

**First Floor** Three Bedrooms