

TOTAL FLOOR AREA : 910 sq.ft. (84.5 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.

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Houghton Road, Penwortham, Preston

Guide Price £160,000

Ben Rose Estate Agents are pleased to present to market this three bedroom, semi-detached property in Penwortham with NO ONWARDS CHAIN. The property is in need of modernisation but would be an ideal project home for someone looking to get onto the property ladder. The property is ideally placed in the highly sought after town of Penwortham - near to the city of Preston and is surrounded by superb local schools, supermarkets and amenities. There are also fantastic travel links via nearby train stations and the M6 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. The ground floor consists of two reception rooms - the front lounge and dining room located to the rear. There is also a kitchen featuring a bay window, integrated cabinets and rear access to the garden.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from fitted wardrobes. You'll also find the three piece family bathroom on this floor with an over the bath shower.


Externally, to the front of the property is a garden with a driveway leading down the side of the home. To the rear of the home is a secluded garden that is primarily lawned throughout with tall mature trees and even a patio area.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

Auctioneer Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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	