



**Tenure:** See Legal Pack

**Local Authority:** Wigan Metropolitan Borough Council

**Energy Performance Certificate (EPC):** Current Rating D

## Residential for improvement

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**Park View, Naylor Street, Atherton, Manchester, Greater Manchester M46 oBS**

**\*GUIDE PRICE:**

**£150,000 – £175,000+ (plus fees)**

**A Detached Four Bedroom House in Need of Modernisation**

A detached four bedroom house with separate workshop and parcel of land to the front.

The house has side access off Naylor Street and rear access via Market Street.

The property is suitable for redevelopment, subject to obtaining the relevant consents.

We are also advised by the vendor that the freehold is available for purchase by separate negotiation with the freeholder. Further details are provided in the legal pack.

### Additional Fees

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.