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22 Woodlands Grove
Padiham
BB12 8JT



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Detached family property
- Tranquil setting
- Close to cricket & football club
- 4 Bedrooms
- L-shaped lounge & dining room

Auction Guide £180,000

- Kitchen & utility
- Balcony to master bedroom
- 3-Piece bathroom
- Large beautifully tended garden
- Integral single garage



For Sale by Modern Method of Auction; Starting Bid Price £180,000 plus Reservation Fee.

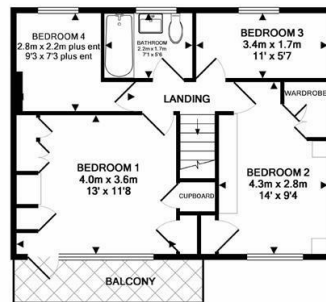
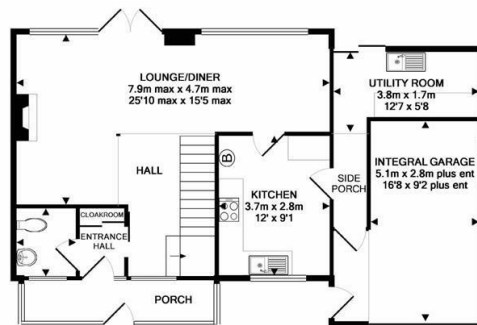
Enjoying a substantial and beautifully tended garden to the rear this four bedroom detached property provides an ideal family purchase. The property occupies a tranquil setting with ease of access to local amenities including Padiham Cricket and Football Club.

The accommodation is presently arranged over two floors and also lends itself perfectly for further extension to the side or rear if required subject to the necessary planning consents being obtained.

This property is for sale by North West Property Auction powered by iam-sold Limited.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and r



TOTAL APPROX. FLOOR AREA 126.4 SQ.M. (1361 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.

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