



**Tenure**

Long Leasehold. The property is held on a long lease for a term of 999 years from 1st April 1931 (thus having approximately 914 years unexpired) at a ground rent of £5 per annum.

**Location**

The property is situated on the east side of Haydock Street, which is located off Violet Street and Warrington Road (A49), south of Ashton-in-Makerfield town centre. Wigan, Manchester and Liverpool are accessible to the north, east and west respectively. Haydock Park Race Course is within easy access. There is a Rail Station at Garswood. The A49, A57 and Junction 9 of the M62 Motorway are all accessible.

**Description**

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. Externally, there are gardens to the front and rear, with a driveway leading to an attached garage.

**Accommodation**

**Ground Floor** - Two Reception Rooms, Bedroom, Study, Kitchen, Cloakroom/WC

**First Floor** - Four Bedrooms (One with En-Suite Bathroom/WC), Bathroom/WC

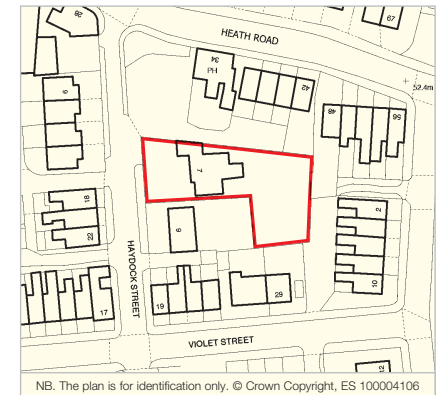
The property occupies a site area of approximately 0.090 hectares (0.222 acres)

**Ashton-in-Makerfield**  
**7 Haydock Street**  
**Nr. Wigan,**  
**Lancashire**  
**WN4 9EB**

- **A Long Leasehold Detached House**
- **Occupying a Site Area extending to Approximately 0.090 Hectares (0.222 Acres)**

**Vacant Possession**

**BY ORDER OF A HOUSING ASSOCIATION**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**To View**

The property will be open for viewing every Wednesday and Friday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: MW).

**VACANT – Long Leasehold House**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allso.co.uk](http://www.allso.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.