



2 bed semi-detached house to buy in WA3

Elm Avenue, Golborne, Warrington,
Greater Manchester, WA3 3SG

£105,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedroom Semi-Detached
- ✓ Driveway providing Off-Road
- ✓ Ideal for Investors
- ✓ EPC Rating C

Driveway parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000

PATTINSON AUCTION are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Full clarification is available upon request or by notification within the legal pack. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED. Bids can be made via The Auctioneers or the Marketing Agents website. Don't miss your chance to view! **Contact us now to arrange a viewing**

We are delighted to bring to market this TWO BEDROOM SEMI DETACHED PROPERTY. Situated on a very popular residential estate and within walking distance of Golborne town centre. Ideally located for shops and restaurants. Infant, junior and senior schools are all within walking distance. Excellent location for commuting with the East Lancs road and main bus routes to Wigan and Leigh close by. The property comprises of entrance vestibule, lounge and kitchen/diner to the ground floor and to the first floor there is a family bathroom and two bedrooms. Externally to the front there is a driveway and to the rear is an enclosed garden with laid to lawn and patio area.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 902

Annual Ground Rent Amount: £3.00

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1938

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

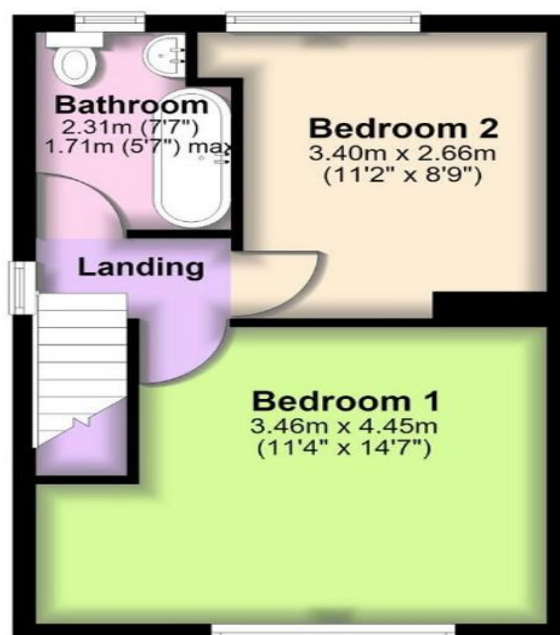
Ground Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



First Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 61.2 sq. metres (659.2 sq. feet)

This Floorplans is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Elm Avenue, Golborne, Warrington, Greater Manchester, WA3 3SG

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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