

Convenience Store

Entrance

Hardwood door to the front elevation.

Reception Room One

34' 5" x 15' 1" (10.5m x 4.6m) Hardwood window to the front elevation, ceiling light points, air conditioning and tiled flooring.

Reception Room Two

11' 10" x 8' 2" (3.6m x 2.5m) A variety of wall and base units, stainless steel sink unit, tiled flooring, part tiled walls and a ceiling light point.

Cloakroom

8' 2" x 2' 11" (2.5m x 0.9m) Ceiling light point, tiled flooring, part tiled walls, W/c and wash hand basin.

Hairdressers

Entrance

Via hardwood door to the front elevation.

Reception Room One

34' 5" x 15' 1" (10.5m x 4.6m) Hardwood window to the front elevation, UPVC double glazed frosted to the rear elevation, four ceiling light points, two wall light points, spotlights, tiled flooring and two electric wall mounted radiators.

Reception Room Two

14' 9" x 8' 2" (4.5m x 2.5m) UPVC double glazed window to the side elevation, wall and base units, wash hand basin, tiled flooring, two ceiling light points and space for a fridge.

Cloakroom

UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, part tiled walls and tiled flooring.

Entrance Hallway

16' 5" x 9' 10" (5.0m x 3.0m) Via UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, tiled flooring and stairs to the first floor.

Landing

16' 5" x 9' 10" (5.0m x 3.0m) UPVC double glazed window to the side elevation, ceiling light point and lift access.

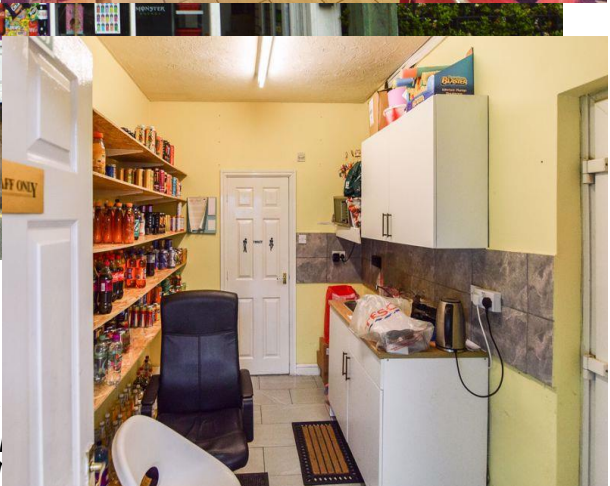
Flat One

Stone Cross Estate Agents proudly present this extraordinary property directly on Golborne's thriving High Street. Perfectly situated in a popular residential town with easy access to the M6 Motorway and A580, this general area has two commercial shops downstairs—a hairdressers and a convenience store—both with cloakroom facilities and storage rooms at the back. Upstairs, there are two

Kitchen with a hob, oven, hood, extractor and stainless steel sink unit with a mixer tap. Outside, the front is paved and there is an enclosed area for parking. This property offers an exceptional investment opportunity in a prime location. Don't miss your chance to seize this investment! **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 be dealt with 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.

Bedroom One 13' 5" x 11' 0" (4.1m x 3.3m) UPVC double glazed window to the front elevation, ceiling light point and electric wall mounted radiator.

Bedroom Two 8' 2" x 7' 3" (2.5m x 2.2m) UPVC double glazed window to the side elevation, ceiling light point and electric wall mounted radiator.



High Street, Golborne, WA3 3BT

****Contact Us To Arrange A Viewing 01942 356266****

Lounge

15' 1" x 9' 10" (4.6m x 3.0m) Two UPVC double glazed windows to the front elevation, ceiling light point and electric wall mounted radiator.

Bathroom

8' 2" x 6' 7" (2.5m x 2.0m) UPVC double glazed frosted window to the side elevation, ceiling light point, part tiled walls, laminate flooring, wash hand basin and a bath with an overhead shower.

Flat Two**Entrance**

Via hardwood door.

Kitchen

14' 9" x 8' 2" (4.5m x 2.5m) UPVC double glazed window to the side elevation, two ceiling light points, space for fridge/freezer, plumbing for a washing machine, a variety of wall, base and drawer units, oven, hob, extractor and stainless steel sink unit with a mixer tap.

Hallway

24' 7" x 6' 7" (7.5m x 2.0m) Two ceiling light points and storage cupboard housing the boiler.

Bedroom One

10' 6" x 9' 6" (3.2m x 2.9m) UPVC double glazed window to the rear elevation, ceiling light point and electric wall mounted radiator.

Bedroom Two

8' 2" x 7' 3" (2.5m x 2.2m) UPVC double glazed window to the side elevation, ceiling light point and electric wall mounted radiator.

Lounge

15' 1" x 9' 10" (4.6m x 3.0m) Two UPVC double glazed windows to the front elevation, ceiling light point, laminate flooring and electric wall mounted radiator.

Bathroom

8' 2" x 6' 7" (2.5m x 2.0m) UPVC double glazed frosted window to the side elevation, ceiling light point, part tiled walls, laminate flooring, wash hand basin and a bath with a hand held shower.

Outside**Front**

Pavement fronted.

Rear

Enclosed yard with space for off road parking.

Tenure

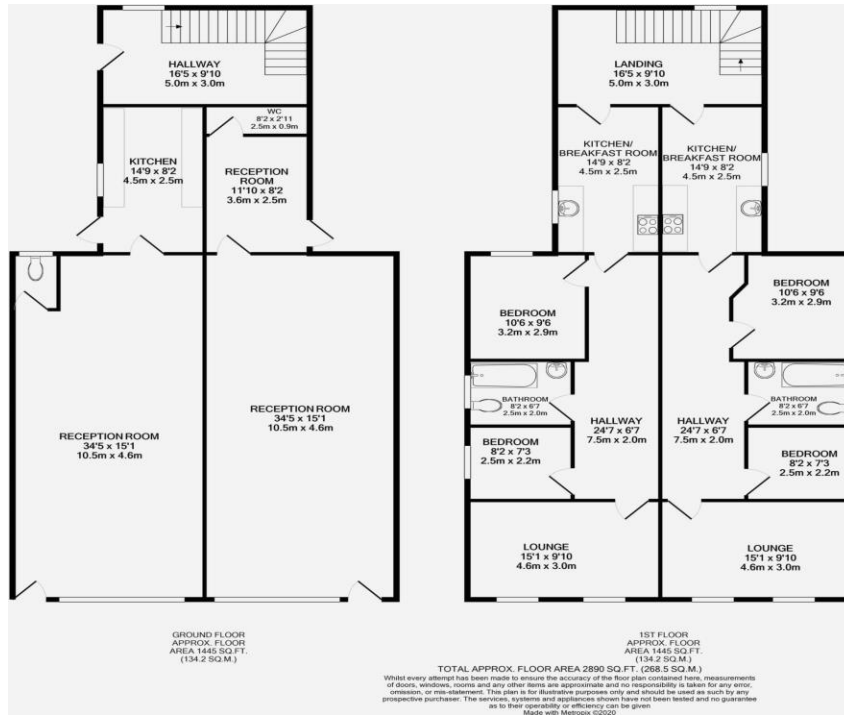
Freehold

Council Tax

A

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.





Energy performance certificate (EPC)

64a High Street Golborne WARRINGTON WA3 3BT	Energy rating	Valid until:	31 July 2032
	E	Certificate number:	8515-3182-4002-0723-1706

Property type	Top-floor flat
Total floor area	66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.