



**High Street, Golborne, Warrington WA3 3TG**

**Guide Price £70,000**

**Stone Cross are delighted to bring to market with NO CHAIN this TWO BEDROOM MID TERRACED PROPERTY. Situated in the centre of Golborne, 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 (A580), Motorway networks 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 are two bedrooms and a bathroom. Externally to the rear is an enclosed garden. **\*\*Contact Us To Arrange A Viewing 01942 356266\*\*****

- **Two Bedroom Mid-Terraced**
- **Kitchen/Diner**
- **Family Bathroom**
- **NO CHAIN**
- **Enclosed Rear Garden**
- **Great renovation project**

**Entrance Vestibule**

Via UPVC door, ceiling light point and door leading to the lounge.

**Lounge**

13' 0" x 13' 10" (3.97m x 4.22m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and meter cupboard housing electrics.

**Kitchen/Diner**

8' 10" x 13' 9" (2.70m x 4.19m) UPVC double glazed window and UPVC double glazed door to the rear elevation, a range of fitted wall, base and drawer units, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, stairs to the first floor, under stair storage, ceiling light point and wall mounted radiator.

**Landing**

Ceiling light point and loft access.

**Bedroom One**

13' 0" x 13' 11" (3.97m x 4.24m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and storage cupboard.

**Bedroom Two**

9' 11" x 9' 5" (3.02m x 2.87m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and storage cupboard.

**Bathroom**

6' 0" x 6' 6" (1.83m x 1.98m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of bath with hand held shower, sink unit and W/C, wall mounted radiator and ceiling light point.

**Externally****Front**

Pavement fronted.

**Rear Garden**

Enclosed rear garden with artificial grass and a gate.

**Tenure****Council Tax Band**

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.

### **Other Information**

Water mains or private? Mains Parking arrangements? No Parking Flood risk? No Coal mining issues in the area? No Broadband how provided? N/A If there are restrictions on covenants? N/A Is the property of standard construction? Standard Are there any public rights of way? No Safety Issues? No

**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. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



Energy performance certificate (EPC)			
123 High Street Golborne WARRINGTON WA3 3TG	Energy rating	Valid until:	24 October 2032
	<b>C</b>	Certificate number:	9180-2635-9101-2422-7765
Property type	Mid-terrace house		
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 C. It has the potential to be B.

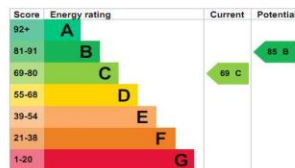
[See how to improve this property's energy efficiency.](#)

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.