



Golborne Road, Lowton, WA3 2DP

**Auction Guide Price
£160,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160000
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. 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. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. Stone Cross Estate Agents are delighted to be able to bring to the market this three bed Semi-Detached Property, situated in the popular residential area of Lowton St Luke's. Ideally located for local schools and well placed for the range of shops that the village has to offer. Excellent access for public transport, The East Lancashire Road (A580) and The National Motorway Network. This family home comprises of entrance, lounge and kitchen to the ground floor, to the first floor are three bedrooms and family bathroom and the property. Externally there is a paved driveway to the front elevation providing off road parking and to the rear is an enclosed rear garden.

- **Immediate 'Exchange of Contract' Available**
- **Being sold Via 'Secure Sale'**
- **Driveway**
- **Enclosed Rear Garden**
- **No Chain**
- **Semi-Detached**

Entrance

UPVC double glazed front door to the front elevation, ceiling light point, wall mounted radiator, tiled flooring and stairs to the first floor.

Lounge

12' 11" x 13' 2" (3.93m x 4.01m) UPVC double glazed window to the front elevation, fire and mantle, laminate flooring, two wall mounted radiators and a ceiling light point.

Kitchen

16' 0" x 9' 11" (4.87m x 3.02m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, tiled flooring, part tiled walls, space for a cooker, plumbing for a washing machine, wall base and drawer units, wall mounted radiator, ceiling light point and housing the boiler.

Upstairs**Bedroom One**

12' 2" x 9' 1" (3.71m x 2.77m) UPVC double glazed window to the front elevation, ceiling light points, wall mounted radiator, laminate flooring and a storage cupboard.

Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m) UPVC double glazed window to the rear elevation, ceiling light points, wall mounted radiator, laminate flooring and integrated wardrobes.

Bedroom Three

8' 2" x 6' 5" (2.49m x 1.95m) UPVC double glazed window to the front elevation, ceiling light points, wall mounted radiator and laminate flooring.

Bathroom

UPVC double glazed frosted window to the rear elevation, ceiling light point. W/C, wash hand basin, bath with an over head shower, tiled walls, tiled flooring and a heated towel radiator.

Outside**Front**

Paved Driveway.

Rear

Mature Shrubbery, Enclosed and a detached garage.

Tenure

Leasehold: £8.50/annum



Council Tax

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

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)																																			
57 Golborne Road Lowton WARRINGTON WA3 2DP	Energy rating C	Valid until: 2 March 2035																																	
		Certificate number: 2735-2322-1400-0508-7226																																	
Property type		Semi-detached house																																	
Total floor area		70 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).																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		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																																	
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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.