



Church Street, Golborne, WA3 3TL

**Auction Guide Price
£70,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000 IDEAL OPPORTUNITY FOR A FIRST TIME BUYER TO GET ON THE PROPERTY LADDER. We are delighted to bring to market this three bedroom end terraced property situated in a popular area Golborne. In need of full renovation. To the ground floor the property comprises of entrance porch, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally to the front there is an enclosed yard and a yard to the rear. 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!

****Please Contact Us To Arrange A Viewing****

- **Three Bedrooms**
- **End Terraced**
- **Two Reception Rooms**
- **Enclosed Rear**
- **Front Yard**
- **Immediate 'Exchange of Contracts' Available**

Entrance Hall

Via UPVC double glazed door to the front elevation, two ceiling light points, stairs to the first floor and a wall mounted radiator.

Lounge

14' 3" x 11' 0" (4.35m x 3.36m) UPVC double glazed bay window to the front elevation, ceiling light point, gas fire and mantle and a wall mounted radiator.

Dining Room

14' 8" x 13' 1" (4.47m x 3.98m) UPVC double glazed window to the rear elevation, ceiling light point, gas fire, wall mounted radiator, two wall light points and under stairs storage.

Kitchen

9' 11" x 6' 11" (3.02m x 2.12m) UPVC double glazed window to the side elevation, stainless steel sink unit with two taps, a variety of wall, base and drawer units, space for cooker, plumbing for washing machine, space for fridge/freezer, ceiling light point and wooden door leading to porch at the rear with a UPVC double glaze door to the side elevation leading into the garden.

Landing

Three ceiling light points, UPVC double glazed window to the side elevation, and storage above the stairs.

Bedroom One

10' 2" x 10' 8" (3.09m x 3.24m) UPVC double glazed window to the rear elevation, wall light point ceiling light point, wall mounted radiator and fitted double wardrobe.

Bedroom Two

12' 0" x 7' 9" (3.65m x 2.36m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and sliding door to bedroom three.

Bedroom Three

12' 0" x 6' 8" (3.66m x 2.02m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and sliding door to bedroom two.

Bathroom

6' 11" x 9' 11" (2.12m x 3.01m) UPVC double glazed frosted window to the rear elevation, WC, wash hand basin with two taps, double shower unit, wall mounted gas radiator, wall mounted radiator, ceiling light point, tiled walls and a storage cupboard housing the boiler.

Outside



Front

Enclosed yard with brick wall and gate to the front, with patio and steps to the front door.

Rear

Enclosed yard with patio and flower beds.

Tenure

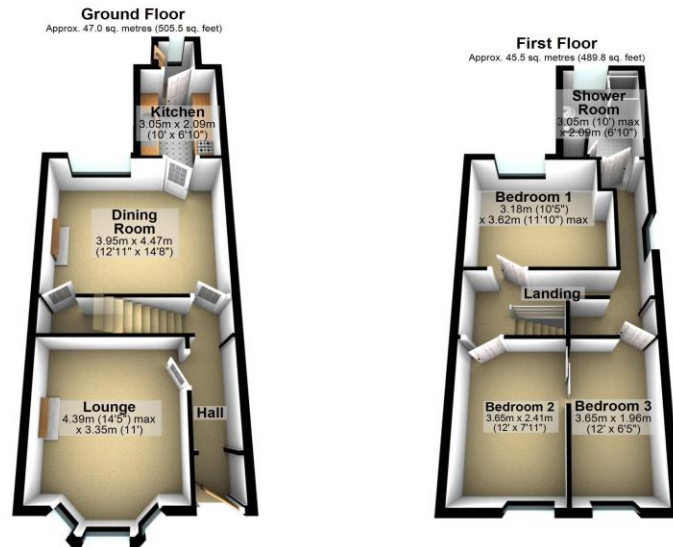
Leasehold

Council Tax**Other Information**

Water mains or private? Parking arrangements? Flood risk? Coal mining issues in the area? Broadband how provided? If there are restrictions on covenants? Is the property of standard construction? Are there any public rights of way? Safety Issues?

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.





Total area: approx. 92.5 sq. metres (995.2 sq. feet)

Energy performance certificate (EPC)			
5 Church Street Golborne WARRINGTON WA3 3TL	Energy rating D	Valid until:	16 March 2035
		Certificate number:	0390-2153-0470-2995-4711
Property type		End-terrace house	
Total floor area		90 square metres	

Rules on letting this property

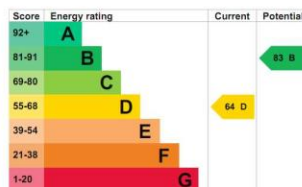
Properties can be let if they have an energy rating from A to E.

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 D. 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.