



Rothwell Road, Golborne, WA3 3EJ

Guide Price £180,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180000 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 proud to present this two-bedroom semi-detached bungalow in Golborne. Set on a generous plot with off-road parking and a garage, this property offers a lounge, kitchen/diner, two bedrooms, and a shower room. In need of renovation, it's a fantastic opportunity for investors. Contact us today to arrange a viewing.

- Two Bedrooms
- Semi-Detached Bungalow
- Driveway Providing Off Road Parking
- Garage
- Two Reception Rooms
- Ideal Investment Project

Entrance Porch

Via UPVC double glazed door to the front elevation and ceiling light point.

Hall

Via Hardwood door from the porch, ceiling light point, wall mounted radiator, loft access and meter cupboard.

Lounge

11' 11" x 12' 7" (3.62m x 3.84m) UPVC double glazed bow window to the front elevation, wall mounted radiator, ceiling light point and a gas fire with mantle.

Kitchen/Diner

16' 10" x 9' 9" (5.14m x 2.98m) UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point x2, wall mounted radiator, space for fridge/freezer, space for oven, wall, base and drawer units and a stainless steel sink unit with a mixer tap.

Bedroom One

11' 9" x 11' 11" (3.59m x 3.62m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Two

11' 11" x 10' 0" (3.62m x 3.04m) UPVC double glazed to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

6' 4" x 7' 7" (1.94m x 2.30m) UPVC double glazed frosted window to the side elevation, W/C, corner shower cubicle, wash hand basin, tiled walls, ceiling light point and wall mounted radiator.

Outside

Front

Laid to lawn, driveway providing off road parking leading to the garage.



Garage

Up and over door and lighting.

Rear

Enclosed, laid to lawn and patio areas.

Tenure



Council Tax

B

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?

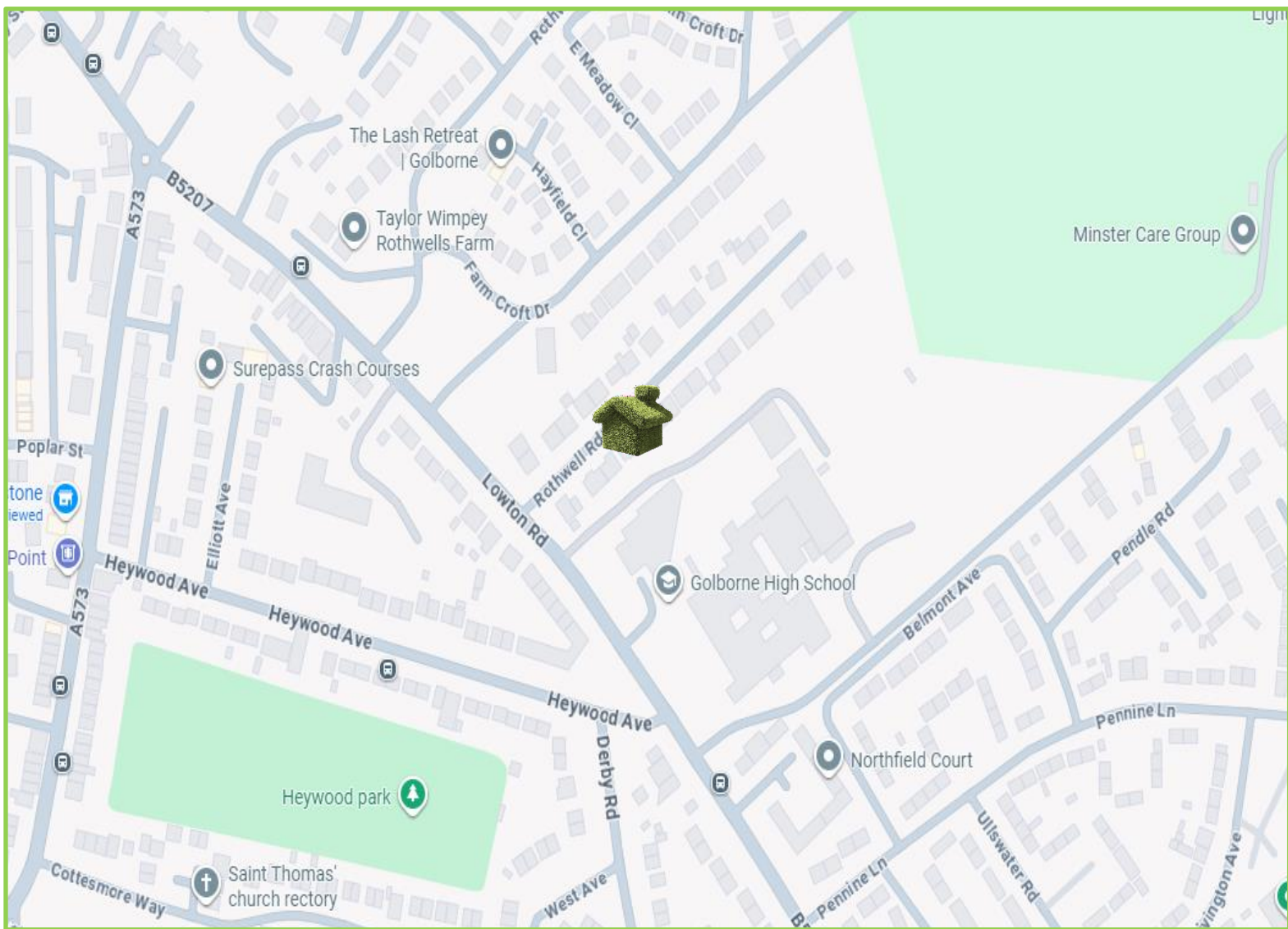


Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.









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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.

Stone Cross Estate Agents LTD

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