



Fearnhead Lane, Fearnhead | Warrington | WA2 0BQ

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 24TH JULY 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

53 Fearnhead Lane, Warrington, WA2 0BQ.

Semi detached house with hall, lounge open plan to dining room, kitchen, three bedrooms and bathroom. Driveway, gardens to front and rear. Vacant possession. The property is situated in the heart of the popular residential area of Fearnhead, a short walk from a great range of local shops, medical centre, dentist and hairdresser.

** VIRTUAL VIEWING COMING SOON **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

67 Duckworth Grove WA2 0QU sold on 15/08/2023 for £255,000 Semi-Detached 3 beds 0.41 mi

2 Orchard Street WA2 0PL sold on 26/07/2023 for £267,500 Semi-Detached 3 beds 0.09 mi

The location is also ideal for commuters being a short drive from accessing the M62 and M6 motorways and it is conveniently placed for access to the nearby bus route providing access to Warrington Town Centre and Birchwood Shopping Centre for a wider range of shopping facilities. Similar property rental values in the area are in the region of £1000 to £1100 per month. EPC on order.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

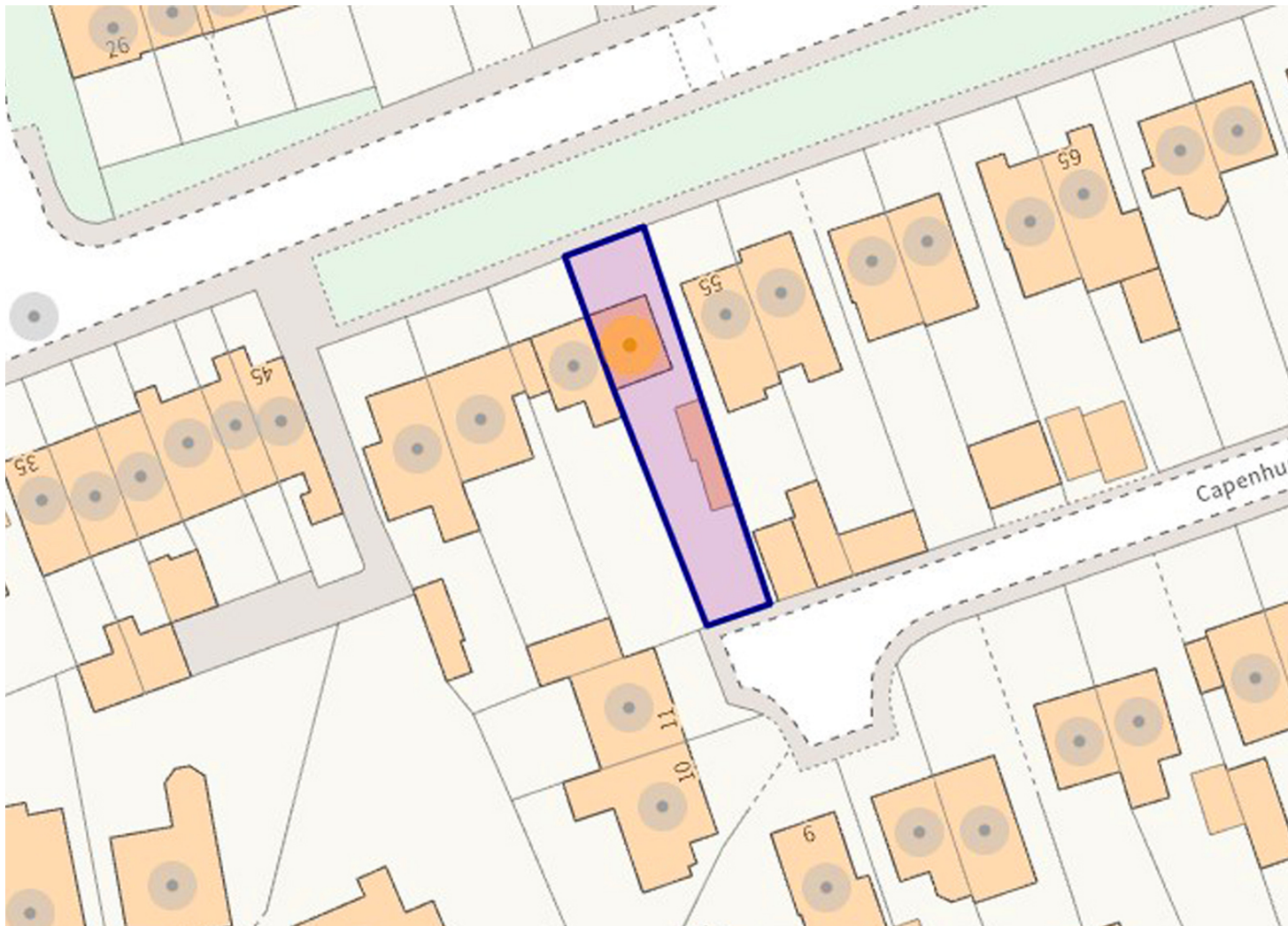
Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



www.edwardmellor.co.uk

Important Information

EPC Rating

- Council Tax Band: B

Mellor House, 65-81 St Petersgate, SK1 1DS
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E: auction@edwardmellor.co.uk



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