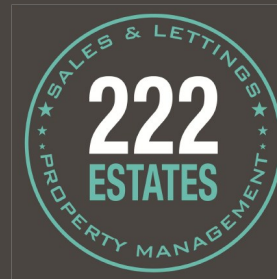




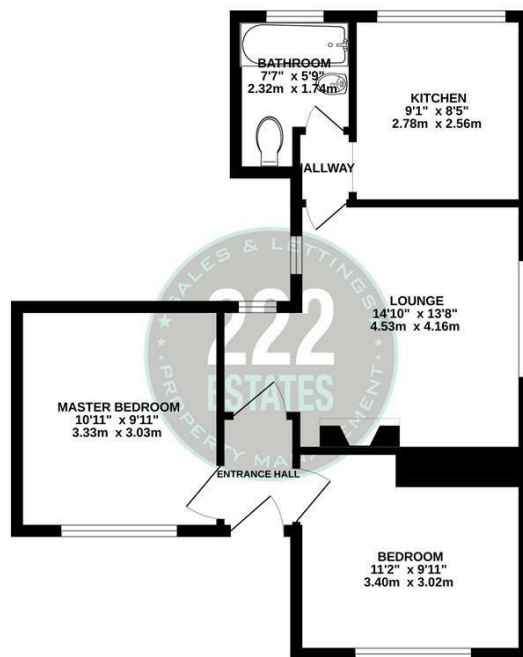
## 30 BIRTLES ROAD WARRINGTON, WA2 9AG

**£150,000**  
**FREEHOLD**

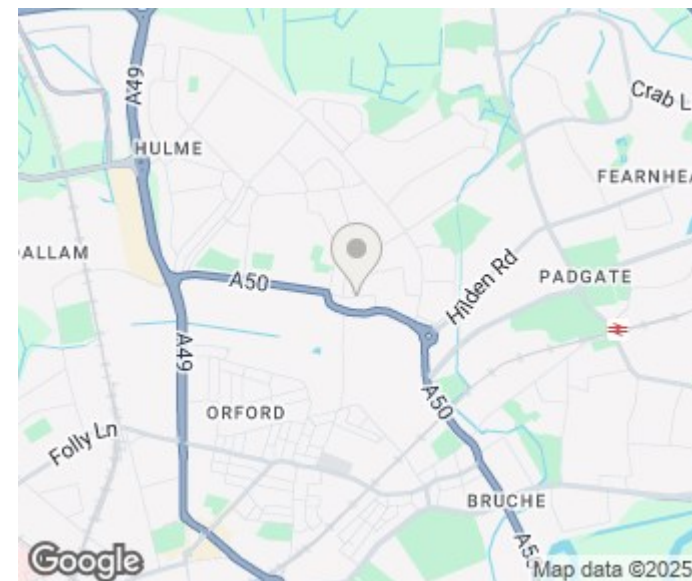
Being Sold via Secure Sale online bidding. Terms apply. Starting Bid £170,000. This two bedroom detached garage is positioned on a very well proportioned plot with gardens to front, sides and rear. The rear garden in particular is a generous size. Internally the property is in need of modernisation throughout and will be a great investment for someone who wants to put their own stamp on the property. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with Netragon 12/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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