



Stirrup Field, Golborne, Warrington, WA3 3AL

Offers Over £110,000

 2  1

Located within the popular Stirrup Field development, this well-presented two-bedroom top floor apartment offers modern living throughout. The property features a bright and spacious open-plan lounge, kitchen and dining area, two good-sized bedrooms, and a contemporary bathroom. Conveniently situated close to local amenities and excellent transport links, it is ideal for first-time buyers, investors or those looking to downsize. No Chain!

- Two Bedrooms
- Top Floor Apartment
- Open Plan Living
- One Allocated Parking Space
- Rental approx. £800-£850
9.3% Yield
- No Chain

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.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross 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.



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Floor Area: sq. ft.

Tenure: Leasehold

Service Charge: £1341 per annum

Ground Rent: £200 per annum

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive 2002/91/EC





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