



## 2 bed semi-detached house to buy in WA3

Elm Avenue, Golborne, Warrington, Greater Manchester, WA3 3SG

**£120,000** Starting Bid

🏠 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Kitchen/Diner
- ✓ Sold by Secure Sale
- ✓ Semi Detached
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

Stone Cross Estate Agents are delighted to bring to market this TWO BEDROOM SEMI DETACHED PROPERTY. Situated on a very popular residential estate and within walking distance of Golborne town centre. Ideally located for shops and restaurants. Infant, junior and senior schools are all within walking distance. Excellent location for commuting with the East Lancs road and main bus routes to Wigan and Leigh close by. The property comprises of entrance vestibule, lounge, kitchen/diner and W/C to the ground floor and to the first floor there is a family bathroom and two bedrooms. Externally to the front there is a garden laid to lawn with paved areas and to the rear is an enclosed garden with laid to lawn and patio area. \*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\*

### Entrance Vestibule

VIA composite door to the front elevation, wall mounted radiator, ceiling light point, stairs to the first floor and laminate flooring.

### Lounge

13' 10" x 11' 7" (4.21m x 3.54m)

UPVC double glazed window to the front elevation, ceiling light point, laminate flooring, wall mounted radiator and two wall light points.

### Kitchen/Diner

11' 4" x 11' 1" (3.46m x 3.39m)

UPVC double glazed window to the rear elevation, stainless steel sink unit, integrated oven, space for a fridge/freezer, plumbing for a washing machine, ceiling light point, part tiled walls and under stairs storage.

W/C

UPVC double glazed frosted window to the rear elevation, W/C, ceiling light point and part tiled walls.

Upstairs

Bedroom One

14' 9" x 12' 5" (4.50m x 3.78m)

UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Two

12' 2" x 10' 2" (3.72m x 3.09m)

UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bathroom

4' 5" x 7' 3" (1.34m x 2.21m)

UPVC double glazed frosted window to the rear elevation, spotlights, vanity sink unit with a mixer tap, heated towel radiator, W/C and a double shower cubicle.

Loft Room

14' 8" x 13' 1" (4.47m x 3.99m)

Velux window, ceiling light point and a wall mounted radiator.

Outside

Front

Laid to lawn and paved areas.

Rear

Laid to lawn, shrubbery and paved areas.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 910

Annual Ground Rent Amount: £20.00

Price: Starting Bid £120,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1937

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Elm Avenue, Golborne, Warrington, Greater Manchester, WA3 3SG

Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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