

2 bed terraced house to buy in

West Avenue, Warrington, Cheshire, WA2 8BG

£130,000 Starting Bid

x 2 x 1 x 2

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Two bed end terrace
- Spacious plot allowing scope for further expansion
- Driveway and garage
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

This two bedroom end terrace property offers an excellent opportunity for investors or those looking for a project, with extended accommodation and a spacious plot that allows scope for further expansion (subject to planning permissions). Available for sale through auction, the property has suffered fire damage and is in need of comprehensive refurbishment works, presenting a blank canvas for buyers to create a bespoke home or investment.

The layout includes well-proportioned living spaces and versatile rooms, with the potential to reconfigure or further extend the existing footprint to suit individual requirements. Additional features include a driveway and garage, providing valuable off-road parking and storage solutions. The property is ideally located within walking distance of Orford Park, as well as nearby train stations offering direct links to Manchester and Liverpool, making it a convenient choice for commuters or families seeking access to local amenities, schools, and transport networks. This is a rare chance to acquire a property with significant potential in a sought-after area, and early viewing is highly recommended to appreciate the possibilities on offer. Please note that the property is being sold as seen, and interested parties should make their own enquiries regarding the extent of works required.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 897

Annual Ground Rent Amount: £2.00

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: Allocated

Year built: 1928

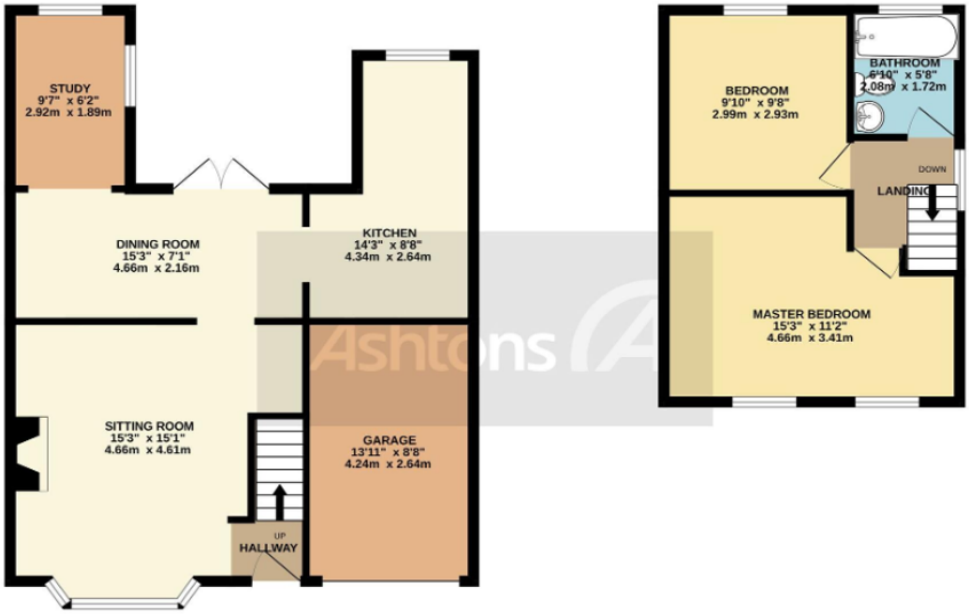
Construction materials: Brick and block

Risk of floods and or erosion: No

Heating: Gas

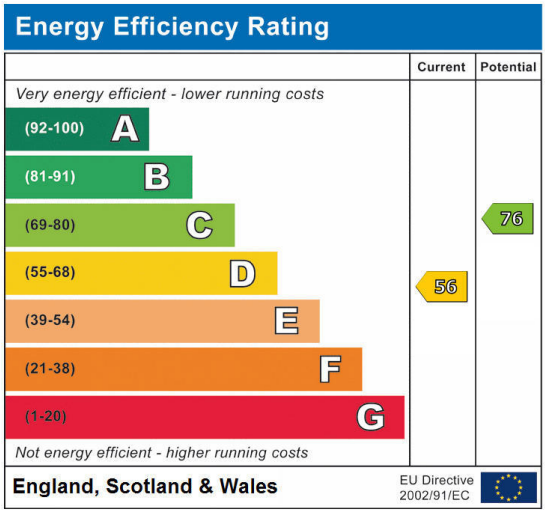
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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West Avenue, Warrington, Cheshire, WA2 8BG

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

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