



3 bed semi-detached house to buy in WA3

Ashwood Avenue, Lowton, Warrington, Greater Manchester, WA3 2PY

£140,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Three Bedrooms
- ✓ Detached Garage
- ✓ Ideal for an investor
- ✓ Semi-Detached
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Stone Cross Estate Agents are pleased to offer this three-bedroom semi-detached home for sale via Secure Sale online bidding, with a starting bid of £160,000. Ideally located close to the A580 East Lancashire Road, M6 & M62 motorway networks, local schools, and amenities, this property is perfect for investors. The accommodation comprises a lounge, kitchen, W/C, family bathroom, and three bedrooms. Externally, the property benefits from a driveway, garage and front garden, and enclosed rear garden with patio area. PATTINSON AUCTION are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Full clarification is available upon request or by notification within the legal pack. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

Hall

Lounge 3.99m x 3.67m (13'1" x 12'0")

Kitchen 3.99m x 3.18m (13'1" x 10'5")

Cloackroom

First Floor

Landing

Bedroom One 3.18m x 3.4m (10'5" x 11'1")

Bedroom Two 3.6m x 2.63m (11'9" x 8'7")

Bedroom Three 2.71m x 2.27m (8'10" x 7'5")

Bathroom

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

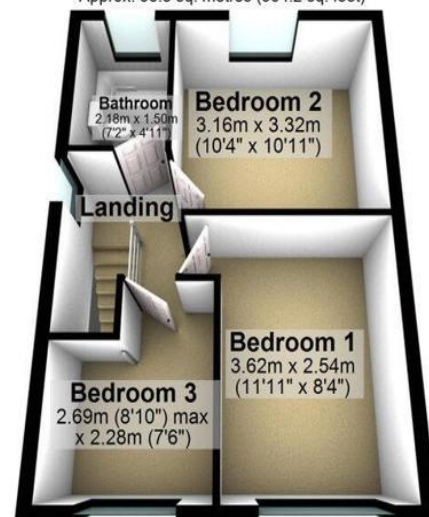
Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 84.9 sq. metres (914.3 sq. feet)

This Floorplans is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ashwood Avenue, Lowton, Warrington, Greater Manchester, WA3 2PY

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

