



## 2 bed cottage to buy in L35

Warrington Road, Rainhill, Prescot,  
Merseyside, L35 0NS

**£130,000** Starting Bid






 x2  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

-  Traditional character cottage
-  Gardens front and rear
-  No chain
-  2 Double bedrooms
-  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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130000. This delightful character property situated in Rainhill village. The property comprises of porch, through lounge / dining room with french doors to the garden. Fitted kitchen and ground floor bathroom. To the first floor are two double bedrooms. Gas central heated and double glazed, there are enclosed gardens front and rear.

We have been advised parking is available on the surrounding streets however not outside the property between 8am and 6pm Monday to Saturday. Buyers should familiarise themselves with this and is clearly marked by street signs. Within a short walk is Rainhill train station providing commutable access to Liverpool and Manchester.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Cottage

Parking: On Street

Year built: 1828

Construction materials: Stone built

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: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

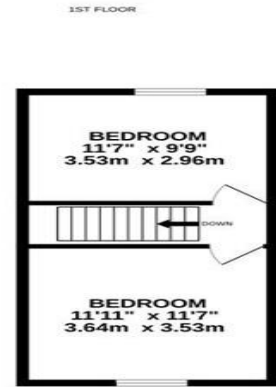
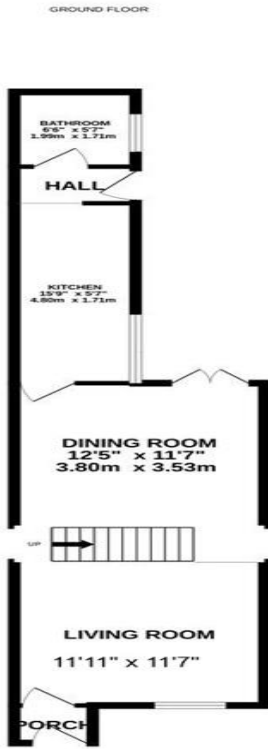
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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