



2 bed terraced house to buy in

Grimshaw Street, Golborne, Warrington,
Greater Manchester, WA3 3SD

£90,000 Starting Bid

 x 2  x 1  x 2

Tenure

Leasehold

On Street parking

Property features

- ✓ Sold as seen
- ✓ Two Bedroom Mid-Terrace
- ✓ NO CHAIN
- ✓ Being Sold Via 'Secure Sale'
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.

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. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED. Bids can be made via The Auctioneers or the Marketing Agents website. Don't miss your chance to view! **Contact us now to arrange a viewing**

Discover this well-located two-bedroom mid-terraced property on Grimshaw Street, Golborne, offering NO CHAIN. This home features two reception rooms, providing versatile living spaces, a kitchen, two bedrooms and a bathroom.

The property boasts a garden, perfect for outdoor enjoyment and relaxation. Its immediate 'exchange of contracts' availability ensures a transparent process, offering speed, security, and certainty for all parties.

Don't miss your chance to view! Contact us now to arrange a viewing.

Lounge - 3.91m x 4.25m (12'9" x 13'11")

Dining Room - 3.39m x 4.26m (11'1" x 13'11")

Kitchen - 2.38m x 4.17m (7'9" x 13'8")

Bedroom One - 3.91m x 4.26m (12'9" x 13'11")

Bedroom Two - 4.36m x 2.12m (14'3" x 6'11")

Bathroom - 2.45m x 2.04m (8'0" x 6'8")

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 871

Annual Ground Rent Amount: £2.00

Ground Rent Review Period: Year

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Year built: 1890

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

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Grimshaw Street, Golborne, Warrington, Greater Manchester, WA3 3SD

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**

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