



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

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

**£160,000** 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

## 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 £160,000

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

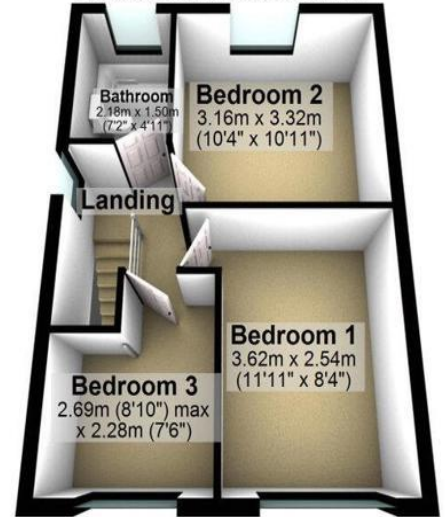
### Ground Floor

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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		65	
(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	

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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