



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

Knowsley Avenue, Golborne, Warrington, Greater Manchester, WA3 3LS

**£60,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ideally Located for Local Schools, Bars, Restaurants & Transport
- ✓ Three Bedroom
- ✓ Cash Buyers Only
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Three bedroom semi detached property.

Situated in the village of Golborne, and ideally located for local shops & schools.

Close to the village centre where you will find shops, bars, cafes and amenities.

PLEASE NOTE: The Property is of None Standard Construction, & Potential Buyers Should Check with Their Mortgage Provider Before Enquiry.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Semi-detached house

Heating: Gas

**Ground Floor**

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**Hallway**

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**Lounge**

---

**Dining Room**

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**Kitchen**

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**First Floor Landing**

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**Master Bedroom**

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**Bedroom Two**

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**Bedroom Three**

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**Bathroom**

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**Outside**

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**Front Garden**

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**Rear Garden**

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**Out Buildings**

## Ground Floor



## First Floor



Total area: approx. 85.6 sq. metres (921.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. 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>		71
(55-68) <b>D</b>	56	
(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:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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