



### 3 bed terraced house to buy in

Borrowdale Avenue, Warrington,  
Cheshire, WA2 9HP

**£125,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Sold with a sitting tenant
- ✓ Terraced Property
- ✓ 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: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000.

As you step inside, the property opens into a comfortable living room, providing a pleasant space to relax or spend time with family and friends. The layout continues through to a practical kitchen and a well-appointed bathroom, designed to meet everyday living requirements.

Outside, the home benefits from gardens to both the front and rear, offering useful outdoor space that could be enjoyed for gardening, relaxing, or entertaining.

The property is positioned in a quiet residential area while remaining conveniently close to local shops, the town centre, and a range of transport links, making day-to-day travel and amenities easily accessible.

Offering scope for updating and personal touches, this three-bedroom mid-terrace home presents a great opportunity for Investors. Located on Borrowdale Avenue, it provides the chance to create a comfortable home in a well-connected part of Warrington.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Please be advised there is currently no AST although a tenant is in situ. We would recommend any potential bidders view the property prior to bidding. Buyers are encouraged to read the legal pack prior to bidding.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced House

Parking: On Street

Year built: 1970

Construction materials: Brick and block

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



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>			78
(55-68) <b>D</b>		68	
(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	

Borrowdale Avenue, Warrington, Cheshire, WA2 9HP

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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