



SCHOOL STREET  
GOLBORNE  
WA3 3BD





## SCHOOL STREET, GOLBORNE, WA3 3BD

Nestled In The Heart Of Golborne And Steeped In Local History, This Delightful 2 Bedroom Character Cottage Offers A Rare Opportunity To Own A Truly Special Home. Once Used To House The Teachers Of The Adjacent Grammar School, The Property Retains Much Of Its Original Charm While Offering Comfortable, Modern Living.

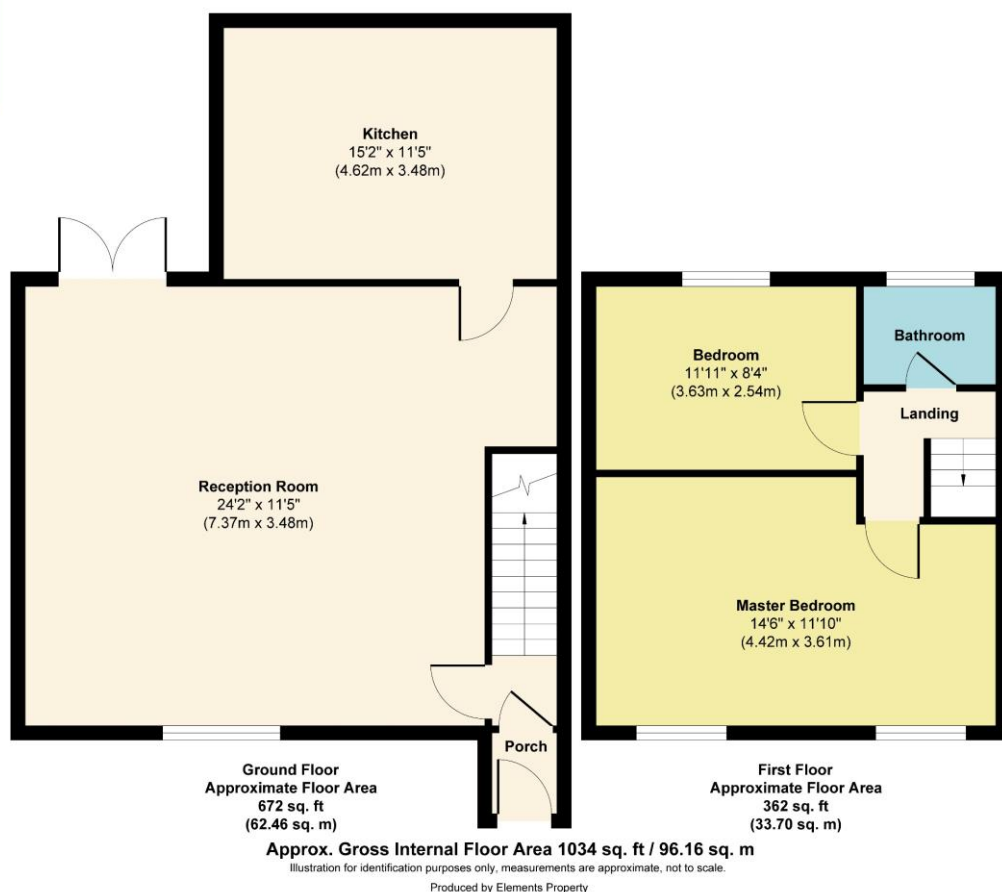
Inside, you'll find a spacious living room that stretches the full length of the property the perfect space to relax or entertain. The extended kitchen to the rear offers ample space for dining and day-to-day living, while upstairs boasts two well proportioned bedrooms and a contemporary bathroom finished to a high standard.

Step outside and discover the sunny courtyard garden ideal for your morning coffee and a second, hidden garden sanctuary tucked away and surrounded by established greenery. Private and peaceful, it's the perfect spot for hosting friends or enjoying quiet moments with family.









#### General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband (if known): Standard download 3mbps, 0.4 mbps upload.

Superfast download 36 mbps, upload 6mbps. Ultrafast download 2000 mbps, upload 2000 mbps.

Mobile Signal/Coverage: Vodafone 83%, three 80%, o2 79%, EE 74%

Flood Risk: None

#### Local Authority:

Wigan Borough Council

#### Council Tax:

A

#### Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

[www.fraser-reeves.co.uk](http://www.fraser-reeves.co.uk)

**rightmove**

**ZOOPLA**  
**PrimeLocation**



Fraser Reeves Estate Agents



@FraserReevesEA



fraserreevesestateagents



**FRASER  
REEVES**