Entrance Hall

Via composite frosted combination door and windows to the front elevation leading to the porch, two spotlights, laminate flooring, UPVC double glazed frosted door leading to the hallway which is tiled, has two ceiling light points, wall mounted radiator, under stairs storage and stairs to the first floor.

Lour 14' 6 3m x 4.69m) UPVC double glazed window and i bulleading into the conservatory, media wall, spotlights, wall mounted radiator and laminate elect floori

m/Dire Kitcl

9 0° (9.82m x 2.74m) Two UPVC double glazed 32' 3 wind e to the front elevation and one to the side VC double glazed French door to the rear elevation elevation, variety of wall, base and drawer units, one and a with swan neck tap, induction hob and extractor half sink unit integrated microwave and oven, integrated fridge/freezer ated fridge, wine cooler, integrated dishwasher second inte plumbing fo ine, space for dryer, tiled floore spotli IC WE

Inne Spotle

the boiler and electrics.

minate flooring and storage cupboard housing

Reception Room/Bedroom Five

17' 7" x 8' 5" (5.36m x 2.57m) UPVC double glazed window to the front elevation, laminate flooring, spotlights and wall mounted radiator.

Cloakroom

6' 4" x 3' 3" (1.92m x 0.98m) Tiled walls and floor, W/C, wall mounted radiator and ceiling light point.

Cons

14' 7" x 15' 10" (4.44m x 4.82m) UPVC double glazed surround, AshtonsRoaddeGolbornneteWA3 3YU ceiling light point and under floor heating.

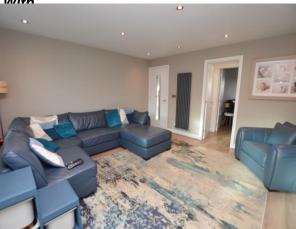
First Floor Stone Cross Estate Agents proudly present this exquisite F Bedroom Detached Family Home on the Golborne/Ashto Makerfield border. A short drive or leisurely walk connects slocal amonitios cincluding shops is shopes, and bus routes with Renavenient accress for Galborne, Ashtony and Wigan town c and close proximity to the East Lancashire Road (A580) Betterioma@Motorway Network, commuting is a breeze. The features a brightentranee)HallWadeabelaring with doors for the conservation, an open with acces rear guilden and the conservation of th <code>tifth.bedroom, a spacious conservatory, and a handy cloal</code> Upstalls adjscover four double bedrooms two with en-suite win tamily, hathroom, Step witside to discover a drive way a spacious garage for convenient off thead parking while an e sganden in authemeaneThednome also benefits from solar p Your dream home awaits – don't hesitate **CONTACT US N **ARRANGE A VIEWING!!****



Stone Ch







Bedroom Two

13' 5" x 8' 11" (4.08m x 2.72m) UPVC double glazed window to the rear elevation, integrated wardrobes and dresser, ceiling light point and wall mounted radiator.

En-Suite

3' 8" x 7' 1" (1.12m x 2.17m) UPVC double glazed frosted window to the side elevation, W/C, wash hand basin, shower, tiled floor, part tiled walls, spotlights and wall mounted radiator.

Bedroom Three

17' 0" x 8' 11" (5.17m x 2.71m) UPVC double glazed window to the front elevation, integrated wardrobes, wall mounted radiator and ceiling light point.

Bedroom Four

16' 9" x 8' 10" (5.1m x 2.7m) UPVC double glazed window to the rear elevation, integrated wardrobes, ceiling light point and wall mounted radiator.

Family Bathroom

9'8" x 7'5" (2.94m x 2.25m) UPVC double glazed frosted window to the rear elevation, bath with over head shower, hand towel radiator, wall mounted radiator, W/C, wash hand basin, part tiled walls, tiled floor and spotlights.

Outside

Front Garden

Lawn area, driveway, part enclosed, gates to the front and gate to the rear.

Garage

Up and over door and power and lighting.

Garage Room

16' 2" x 9' 8" (4.94m x 2.94m) UPVC double glazed window to to the font elevation, spotlights, water and electrics.

Rear Garden

Enclosed, patio, laid to lawn, stones, shed, water feature, trees/plants and shrubs.

Tenure Freehold

Council Tax E

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.













Total area: approx. 217.0 sq. metres (2335.3 sq. feet) This floor plan is for illustration purposes only Plan produced using Florida.

Garage 3.27m x 5 14m (1079" x 16'10")

Workshop

10/16/23, 4:44 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
152 Ashton Road Golborne WARRINGTON WA3 3UY	Energy rating	Valid until:	15 October 2033
Property type		Certificate number: Detached house	9162-3931-3200-6527-2200
Total floor area	162 square metres		
Rules on letting this p		A to E.	
22	llords on the regulations a	and exemptions (htt	tps://www.gov.uk/guidance/domestic-
Energy rating and score		The graph sho potential energy	ows this property's current and gy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

1/4

For properties in England and Wales:

the average energy rating is D the average energy score is 60



Current Potentia

This property's current energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

55-68 39-54 21-38

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this