

### 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.

### Lounge

14' 6" x 15' 5" (4.43m x 4.69m) UPVC double glazed window and French door leading into the conservatory, media wall, electric fire, spotlights, wall mounted radiator and laminate flooring.

### Kitchen/Diner

32' 3" x 9' 0" (9.82m x 2.74m) Two UPVC double glazed windows one to the front elevation and one to the side elevation, UPVC double glazed French door to the rear elevation, variety of wall, base and drawer units, one and a half sink unit with swan neck tap, induction hob and extractor integrated microwave and oven, integrated fridge/freezer, second integrated fridge, wine cooler, integrated dishwasher, plumbing for washing machine, space for dryer, tiled floors, spotlights and wall mounted radiator.

### Inner Hall

Spotlights, laminate flooring and storage cupboard housing the boiler and electrics.

### 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.

### Conservatory

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

**Ashton Road, Golborne, WA3 3YU**

### First Floor

Stone Cross Estate Agents proudly present this exquisite **First Floor** **Bedroom Detached Family Home** on the Golborne/Ashton **Makerfield** border. A short drive or leisurely walk connects you to **local amenities, including shops, schools, and bus routes** for **convenient access to Golborne, Ashton, and Wigan town centres** and **close proximity to the East Lancashire Road (A580) and the M60 Motorway Network**, commuting is a breeze. The **home features a bright entrance hallway, a relaxing lounge with access to the conservatory, an open kitchen/diner with access to the rear garden, a versatile reception room which could be used as a fifth bedroom, a spacious conservatory, and a handy cloakroom.**

**Upstairs**, discover **four double bedrooms, two with en-suite bedrooms, a family bathroom, step outside to discover a driveway and a spacious garage for convenient off-road parking, while an enclosed garden is at the rear.** The home also benefits from solar panels.

**Your dream home awaits – don't hesitate \*\*CONTACT US NOW TO ARRANGE A VIEWING!!\*\***

**En-Suite** 9' 6" x 6' 8" (2.89m x 2.04m) UPVC double glazed frosted window to the front elevation, W/C, wash hand basin, shower, wall mounted radiator, tiled walls and floor, ceiling light point.



**ARRANGE A VIEWING!!\*\***



**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 front 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 guidance purposes only.  
 Plans produced using PlanUp.

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

### Energy performance certificate (EPC)

152 Ashton Road Gosborne WARRINGTON WA3 3UY	Energy rating <b>B</b>	Valid until: 15 October 2033 Certificate number: 9162-3931-3200-6527-2200
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Property type: Detached house  
 Total floor area: 162 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy 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.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9162-3931-3200-6527-2200?print=true>

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**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 property.