



**Charles Street, Golborne, WA3 3DB**

**Offers in Excess of  
£169,950**

**Stone Cross Estate Agents are bringing to the market this charming Three Bedroom End Terrace Property, which has been recently refurbished throughout. Situated in the centre of Golborne; ideally located for shops and restaurants. Infant, junior and senior schools are all within walking distance. Excellent location for commuting with the East Lancashire road and main bus routes to Wigan and Leigh close by. The home comprises of an entrance vestibule, a bright and spacious lounge, dining room and a new well equipped kitchen, with new appliances to the ground floor. The first floor has three bedrooms and a family bathroom. Outside, you will find an enclosed front yard and space for parking at the side of the property, at the rear there is an enclosed yard with a shed. NO CHAIN!! \*\*CONTACT US NOW TO ARRANGE A VIEWING!!\*\***

- **Three Bedrooms**
- **End Terrace**
- **Two Reception Rooms**
- **Enclosed Front And Rear Yard**
- **Parking At The Side Of The Property**
- **Vacant Possession**

### **Entrance Vestibule**

UPVC double glazed frosted door to the front elevation, tiled floor, meters and door to the lounge.

### **Lounge**

14' 0" x 14' 11" (4.26m x 4.55m) \*measurements to bay\* UPVC double glazed bay window to the front elevation, two wall mounted radiators, ceiling light point, laminate flooring and under stairs storage.

### **Dining Room**

13' 10" x 12' 5" (4.22m x 3.79m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and laminate flooring. Door to inner area with wall light point, laminate flooring, door to kitchen and stairs to the first floor.

### **Kitchen**

11' 7" x 7' 3" (3.54m x 2.20m) UPVC double glazed window and door to the side elevation, wall mounted radiator, spotlights, stainless steel sink unit with swan neck tap, oven, induction hob and extractor, space for fridge/freezer, plumbing for washing machine, integrated dishwasher and a variety of wall, base and drawer units.

### **First Floor**

#### **Landing**

Loft access, wall light point, new carpet on the stairs and ceiling light point.

#### **Bedroom One**

11' 5" x 15' 2" (3.48m x 4.63m) UPVC double glazed window to the front elevation, ceiling light point, new carpet and wall mounted radiator.

#### **Bedroom Two**

6' 6" x 9' 10" (1.97m x 3.00m) UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, integrated wardrobes and new laminate flooring.

#### **Bedroom Three**

7' 3" x 9' 9" (2.20m x 2.98m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, integrated wardrobes and new laminate flooring.

#### **Bathroom**

11' 7" x 7' 5" (3.52m x 2.27m) UPVC double glazed frosted window to the rear elevation, W/C, sink unit, bath with hand held shower unit, shower unit, part tiled walls, ceiling light point, wall mounted radiator and a storage cupboard which houses the boiler.



**Outside**

**Front Garden**

*Enclosed, gate to enter, patio and stones.*

**Rear Garden**

*Enclosed, side gate, patio, shed and not over looked.*

**Tenure**

*Freehold*

**Council Tax**

*B*

***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.***



## Energy Performance Certificate



25, Charles Street, Golborne, WARRINGTON, WA3 3DB

Dwelling type: end-terrace house Reference number: 8148-6121-4450-9826-1902  
 Date of assessment: 06 September 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 06 September 2018 Total floor area: 90 m<sup>2</sup>

### Use this document to:

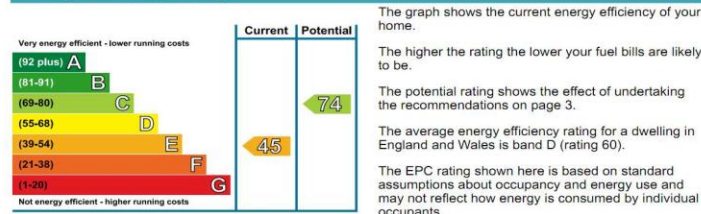
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,029
Over 3 years you could save	£ 1,455

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 189 over 3 years	
Heating	£ 3,333 over 3 years	£ 2,163 over 3 years	
Hot Water	£ 345 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 4,029</b>	<b>£ 2,574</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 741
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 129
3 Low energy lighting for all fixed outlets	£70	£ 141

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.