



Charles Street, Golborne, WA3 3DD

**Offers in Excess of
£149,950**

Stone Cross Estate Agents are delighted to be bringing to the market this Three Bedroom End Terraced family home. It is 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 Lancs road and main bus routes to Wigan and Leigh close by. The home comprises of an entrance hall, an open plan lounge/diner, a well equipped kitchen and a useful lean-to utility room, all located on the ground floor. On the first floor, you will find three bedrooms and a family bathroom with a three piece suite. Outside, to the front there is an enclosed front yard with access down the side to the low maintenance enclosed rear garden with artificial grass. **Contact Us Now To Arrange A Viewing!!**

- **Three Bedrooms**
- **End Terrace**
- **Utility Room**
- **Enclosed Front and Rear Gardens**
- **Open Plan Kitchen/Diner**

Entrance Hall

Via UPVC double glazed door to the front elevation.

Lounge/Diner

15' 10" x 25' 7" (4.83m x 7.79m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, two ceiling light points, two wall mounted radiators, fireplace with mantle, coving, textured ceilings and double doors leading into the kitchen.

Kitchen

10' 8" x 9' 3" (3.26m x 2.83m) UPVC double glazed window to the rear elevation, a variety of wall, base and drawer units, tiled walls, tiled flooring, 1.5 stainless steel sink unit with swan neck mixer tap, oven, hob, extractor, plumbing for washing machine, space for fridge/freezer, ceiling light point and houses the boiler.

Utility Room

UPVC double glazed door to the rear elevation, UPVC double glazed frosted windows to the side, tiled floors and space for fridge/freezer.

First Floor

Landing

Bedroom One

10' 3" x 12' 6" (3.13m x 3.81m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and laminate flooring.

Bedroom Two

10' 3" x 11' 3" (3.13m x 3.43m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and laminate flooring.

Bedroom Three

6' 4" x 9' 5" (1.92m x 2.87m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bathroom

UPVC double glazed frosted window to the rear elevation, tiled walls, laminate flooring, three piece suite comprising of a W/C, vanity sink unit, a bath with overhead shower and a ceiling light point.



Outside

Front Garden

Enclosed with low wall and a gate, stones with plants and trees, patio to front door and down the side which gives access via a gate to the rear garden.

Rear Garden

Enclosed, gate to the rear and gate access to the front, artificial grass, borders with plants and trees.

Tenure

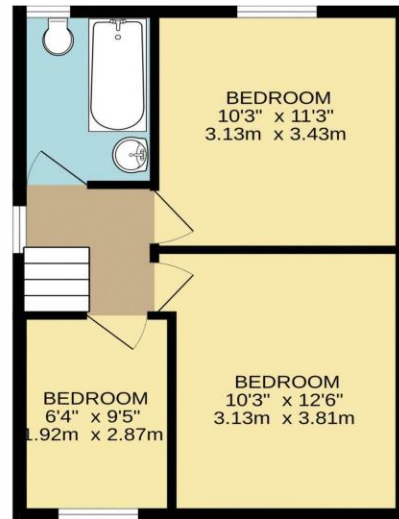
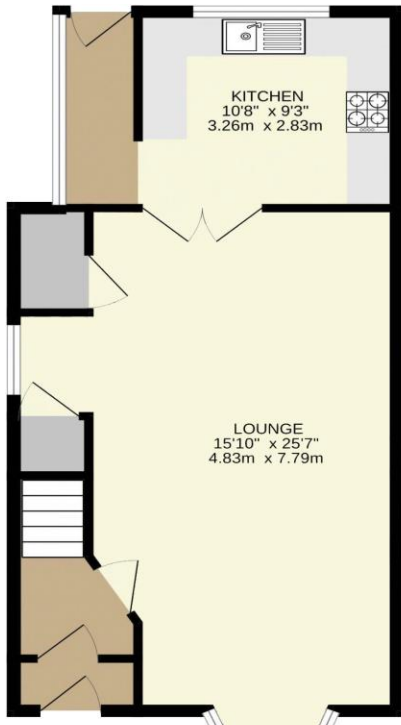
Leasehold

Council Tax

A

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 (EPC)

42 Charles Street
Golborne
WARRINGTON
WA3 3DD

Energy rating
D

Valid until: 21 May 2033

Certificate number: 0310-2244-4240-2397-2621

Property type: End-terrace house
Total floor area: 78 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 D. It has the potential to be C.

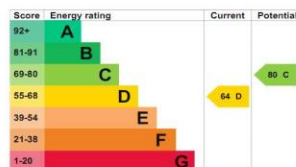
[See how to improve this property's energy efficiency.](#)

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



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.