



Golborne Road, Ashton-in-Makerfield

***Offers in Excess of
£209,950***

Presenting a stunning three-story, three-bedroom mid-terraced home on Golborne Road showcased by Stone Cross Estate Agents. This unbeatable location offers easy access to local shops, cafes, and restaurants, in a peaceful, picturesque area with nearby green spaces. The ground floor features an inviting entrance vestibule, spacious lounge, and well-equipped kitchen. The first floor includes two double bedrooms and a family bathroom with separate bath and shower. The second floor boasts the master bedroom. Outside, enjoy low-maintenance enclosed yards with rural views at both the front and rear. *Please Contact Us To Arrange A Viewing*******

- ***Three Double Bedrooms***
- ***Two Reception Rooms***
- ***Three Storey***
- ***Enclosed Front and Rear Yards***
- ***Rural Views To The Front And Rear***
- ***Sought After Location***

Entrance Vestibule

Via Composite double glazed frosted door to the front elevation, tiled flooring, UPVC double glazed windows to the surround.

Lounge

14' 9" x 13' 9" (4.50m x 4.20m) UPVC double glazed window to the front elevation, feature fireplace, ceiling light point, wall mounted radiator and laminate flooring.

Dining Room

14' 9" x 10' 6" (4.50m x 3.20m) Wooden double doors opening into the kitchen, feature fireplace, ceiling light point, two wall light points, wall mounted radiator and laminate flooring.

Kitchen

14' 9" x 7' 7" (4.50m x 2.30m) UPVC double glazed window to the rear elevation, UPVC double glazed French door to the rear elevation, two UPVC double glazed Velux skylight, spotlights, part tiled walls, tiled flooring, a variety of wall, base and drawer units, oven, hob, extractor, ceramic sink unit with a swan neck tap and plumbing for a washing machine.

First Floor

Landing

Bedroom Two

14' 9" x 10' 10" (4.50m x 3.30m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Three

10' 6" x 8' 2" (3.20m x 2.50m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

10' 6" x 6' 7" (3.20m x 2.00m) UPVC double glazed window to the rear elevation, a four piece suite comprising of a W/C, wash hand basin, freestanding bath and shower unit. Part tiled walls, wall mounted radiator and ceiling light point.

Second Floor

Landing



Bedroom One

14' 9" x 14' 9" (4.50m x 4.50m) Three UPVC double glazed Velux Skylights, spotlights, wall mounted radiator and storage space.

Outside

Front

Enclosed, low-maintenance paved yard with scenic rural views.

Rear Garden

Enclosed, low-maintenance paved patio yard with stones and field views.

Other Information

Water mains or private?

Parking arrangements?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

Tenure

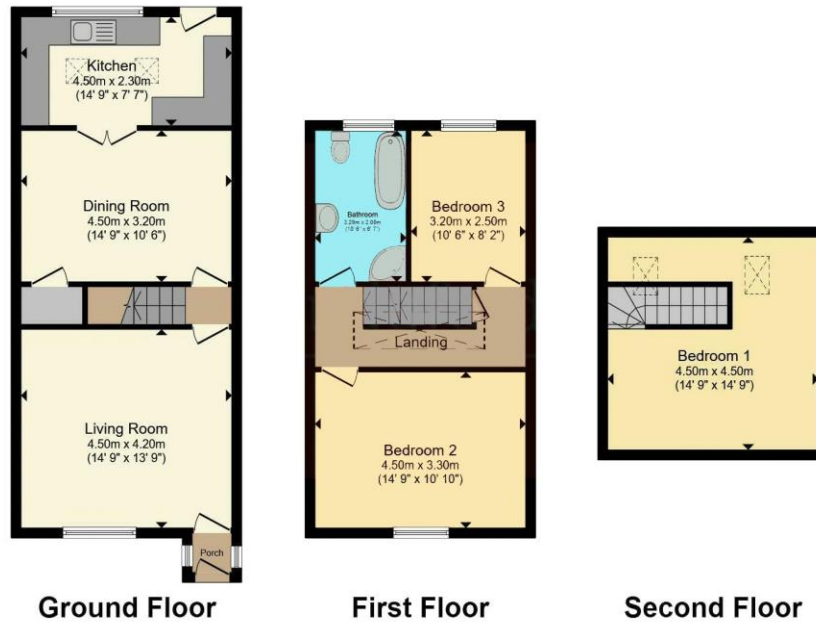
Leasehold

Council Tax

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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 floor area 107.4 m² (1,157 sq.ft.) approx
 This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

Energy performance certificate (EPC)

313 Golborne Road Ashton-in-Makerfield WIGAN WN4 6XT	Energy rating	Valid until:	15 September 2031
	C	Certificate number:	2859-3106-1114-9477-0617
Property type	Mid-terrace house		
Total floor area	111 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 energy rating is C. 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		
69-80	C	70 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2859-3106-1114-9477-0617?print=true>

1/4

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.