



High Street, Golborne, WA3 3GT

£95,000

Stone Cross Estate Agents proudly present this charming two-bedroom mid-terraced property, perfect for first-time buyers or investors. Located in the heart of Golborne, it offers convenient access to shops, restaurants, and schools, all within walking distance. Commuters will appreciate its proximity to the East Lancashire Road (A580), motorway networks, and main bus routes to Wigan and Leigh. The ground floor features an entrance vestibule, lounge, and kitchen, while the first floor comprises two bedrooms and a bathroom. Externally, the property has a pavement-fronted facade and an enclosed rear yard. **Contact Us To Arrange A Viewing 01942 356266******

- **Two Bedrooms**
- **Mid Terrace**
- **Ideal For First Time Buyers Or An Investor**
- **NO CHAIN**
- **Enclosed Rear Yard**
- **Family Bathroom**

Entrance Vestibule

Via UPVC double glazed door to the front elevation and a ceiling light point.

Lounge

12' 10" x 13' 8" (3.91m x 4.16m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Kitchen

8' 10" x 13' 7" (2.70m x 4.15m) UPVC double glazed frosted door to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, a variety of wall, base and drawer units, spotlights, oven, gas hob, extractor, understairs storage, space for fridge/freezer, stainless steel sink unit with a mixer tap, plumbing for washing machine, part tiled walls and stairs to the first floor.

First Floor

Landing

Two ceiling light points.

Bedroom One

12' 11" x 13' 11" (3.94m x 4.24m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.

Bedroom Two

9' 11" x 7' 11" (3.03m x 2.42m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and loft access.

Bathroom

6' 2" x 5' 4" (1.89m x 1.62m) UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, bath with an overhead electric shower, spotlights, wall mounted radiator and part tiled walls.

Outside

Front

Pavement fronted.

Rear

Enclosed, patio and gate access to the rear.

Tenure

Council Tax

A



Other Information

Water mains or private?

Parking arrangements?

Flood risk?

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?

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)

117, High Street Golborne WARRINGTON WA3 3TG	Energy rating	Valid until:	20 August 2029
	C	Certificate number:	9018-4098-6258-5701-5984
Property type	Mid-terrace house		
Total floor area	66 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.

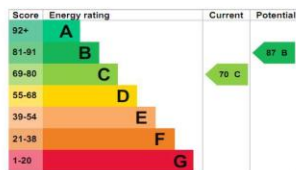
[See how to improve this property's energy efficiency.](#)

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



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.