



Ashton Road, Golborne, Warrington, WA3 3UN

**Offers in Excess of
£119,950**

Stone Cross Estate Agents are bringing to market this THREE BEDROOM END TERRACED PROPERTY. It is a stone's throw away from a range of local amenities that the village has to offer i.e. shops, schools and local bus routes and is within close proximity to The East Lancashire Road (A580) and The National Motorway Network. The property comprises of entrance, lounge, dining room, kitchen, utility area and bathroom to the ground floor. To the first floor there are three bedrooms. Externally there is an enclosed garden which is not overlooked to the rear and a stoned yard to the front. *CONTACT US NOW TO ARRANGE A VIEWING*****

- **End Terrace Property**
- **Three Bedrooms**
- **Dining Room**
- **Garden Not Overlooked**
- **Great Location - Close to Transport links**

Entrance

Via UPVC double glazed frosted door to the lounge.

Lounge

12' 2" x 13' 11" (3.71m x 4.25m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Dining Room

11' 3" x 14' 0" (3.44m x 4.26m) Two ceiling light points, wall mounted radiator, stairs to first floor and under stairs storage.

Kitchen

11' 8" x 7' 11" (3.56m x 2.41m) UPVC double glazed frosted door to the side elevation, UPVC double glazed window to the rear elevation. A range of fitted wall base and drawer units, electric oven, gas hob and extractor fan, 1 1/2 stainless steel sink unit with swan tap. Space for a fridge freezer, part tiled walls, boiler and six spotlights.

Utility Area

Plumbing for washing machine, space for dryer, ceiling light point and door leading to bathroom.

Bathroom

8' 4" x 4' 9" (2.54m x 1.46m) UPVC frosted window to the rear elevation, part tiled walls, wall mounted radiator, tiled flooring and three spotlights. Three piece suite comprising of WC, sink unit and bath with an overhead shower.

First Floor Landing

Wall mounted radiator and ceiling light point.

Bedroom One

9' 5" x 14' 0" (2.87m x 4.26m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Two

14' 4" x 7' 0" (4.37m x 2.13m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and loft access.

Bedroom Three

8' 6" x 6' 9" (2.59m x 2.06m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

Front

Enclosed garden with decorative stone and trees.



Rear Garden

Enclosed garden which isn't overlooked and a patio area.

Tenure

Freehold.

Council Tax Band

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.

Water mains or private? Mains Parking arrangements? On road Coal mining issues in the area? No Broadband how provided? Not known If there are restrictions on covenants? No Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No



Energy performance certificate (EPC)

42 ASHTON ROAD GOLBORNE WA3 3UN	Energy rating D	Valid until: 15 May 2031 Certificate number: 0360-2465-4050-2399-2651
---------------------------------------	---------------------------	--

Property type
End-terrace house

Total floor area
75 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 B.

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

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.