



Cross Street, Golborne

**Offers in Excess of
£129,950**

Stone Cross Estate Agents are thrilled to present this two-bedroom mid-terraced home, an ideal choice for first-time buyers or a rental opportunity. The property boasts a lounge, modern kitchen, a four-piece bathroom suite, and two generously sized double bedrooms. It also features enclosed gardens at both the front and rear, perfect for relaxation or entertaining. Conveniently located with easy access to the A580 East Lancashire Road, this home is also within close proximity to local amenities and reputable schools, making it a superb option for families and commuters alike. **Please Contact Us To Arrange A Viewing 01942 356266**

- ***Two Double Bedrooms***
- ***Enclosed Rear Garden***
- ***Mid Terrace***
- ***Four Piece Bathroom Suite***
- ***Street Parking***

Entrance Vestibule

UPVC double glazed door to front elevation, UPVC double glazed windows to side elevation and laminate flooring.

Lounge

13' 11" x 13' 4" (4.24m x 4.06m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Kitchen

21' 3" x 7' 4" (6.47m x 2.23m) Wooden double glazed door to the side elevation, wood double glazed window to rear elevation, wall base and drawer units, 1.5 sink unit with mixer tap, space and plumbed for washing machine, two ceiling light points and a wall mounted radiator.

Bathroom

UPVC double glazed frosted window to rear elevation, wall mounted radiator, tiled walls, ceiling light point, W/C, vanity sink unit, bath and shower cubicle.

First Floor

Bedroom 1

13' 11" x 13' 3" (4.24m x 4.04m) Two UPVC double glazed windows to the front elevation, ceiling light point and two wall mounted radiators.

Bedroom 2

13' 11" x 8' 4" (4.24m x 2.54m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and laminate flooring.

Outside

Front

Enclosed paved area

Rear

Enclosed, laid to lawn and a paved area.

Tenure

Leasehold: £1.03 per annum

Council Tax

A

Other Information

Water mains or private? Mains

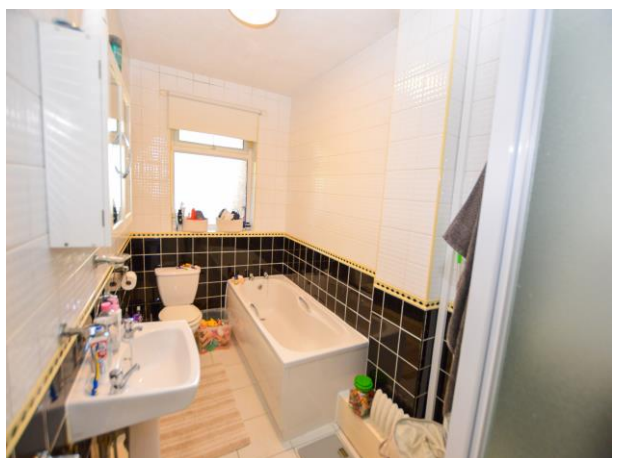
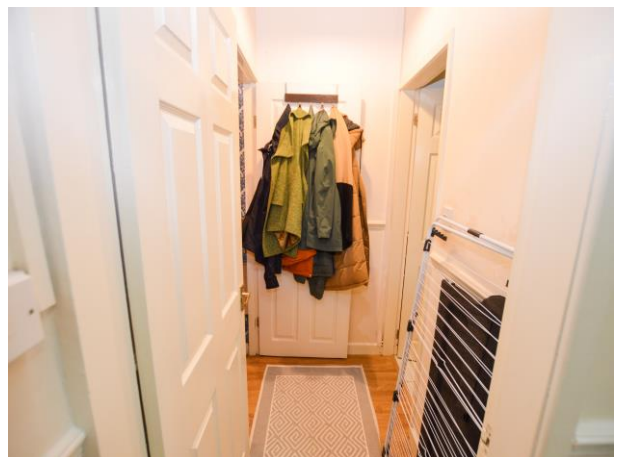
Parking arrangements? On-Road

Flood risk? No

Coal mining issues in the area? No

Broadband how provided?

If there are restrictions on covenants? No



Is the property of standard construction? Yes
Are there any public rights of way? No
Safety Issues? Unsure

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)

31, Cross Street
Golborne
WARRINGTON
WA3 3PD

Energy rating
D

Valid until: 16 March 2025

Certificate number: 8185-7227-3290-0453-6996

Property type: Mid-terrace house

Total floor area: 80 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 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.