



May Street, Golborne

**Offers in Excess of
£99,950**

Stone Cross Estate Agents are thrilled to present this three-bedroom mid-terraced home, nestled in the heart of Golborne. Boasting a prime location close to local shops, schools, and convenient bus routes, the property also offers easy access to the East Lancashire Road (A580) and the National Motorway Network, ensuring seamless connectivity. Ideal for an investment/development project, this home features a lounge and a spacious kitchen/diner on the ground floor, with three well-proportioned bedrooms and a family bathroom upstairs. Outside, the property benefits from enclosed, low-maintenance paved yards at both the front and rear. This property won't be available for long—don't miss your chance to make it yours!Please Contact Us To Arrange A Viewing 01942 356266****

- **Three Bedrooms**
- **Enclosed Front and Rear yards**
- **Sought After Location**
- **Not Overlooked at the Rear**
- **On Street Parking**

Entrance Vestibule

UPVC double glazed door to front elevation.

Lounge

16'7 x 14'9 UPVC double glazed window to front elevation, ceiling light point, wall mounted radiator and a fire and mantle.

Kitchen

14'8 x 9'3 UPVC double glazed window to rear elevation, UPVC double glazed door to rear elevation, ceiling light point, wall mounted radiator, stainless steel sink unit with a swan tap and plumbing for washing machine.

First Floor

Bedroom 1

11'7 x 8'9 UPVC double glazed window to rear elevation, ceiling light point and a wall mounted radiator.

Bedroom 2

9'9 x 7'2 UPVC double glazed window to front elevation, wall mounted radiator and a ceiling light point.

Bedroom 3

9'8 x 7'5 UPVC double glazed window to front elevation, wall mounted radiator and a ceiling light point.

Bathroom

UPVC double glazed frosted window to rear elevation, W/C, bath with an overhead shower, vanity sink unit, wall mounted radiator and a ceiling light point.

Outside

Front

Enclosed low maintenance front garden.

Rear

Enclosed paved yard.

Tenure

Council Tax Band

A

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

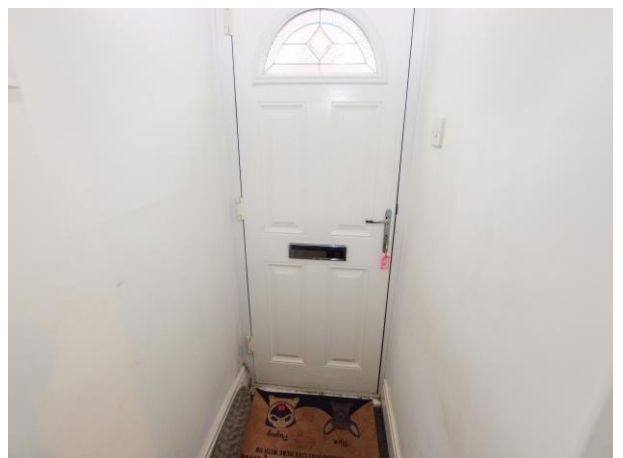
Coal mining issues in the area?

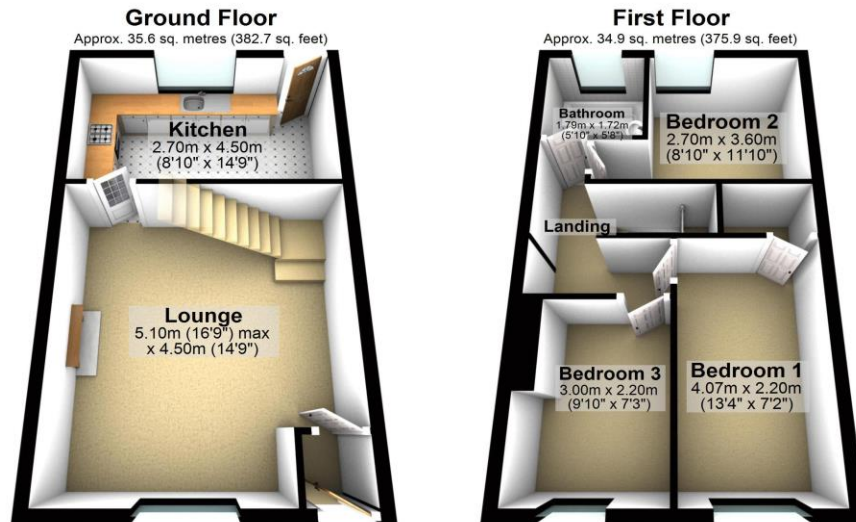
Broadband how provided?



*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.





Total area: approx. 70.5 sq. metres (758.5 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

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

Energy performance certificate (EPC)

29 May Street Golborne WARRINGTON WA3 3TU	Energy rating C	Valid until: 22 October 2034
		Certificate number: 1390-1275-0322-3428-3043

Property type: Mid-terrace house
Total floor area: 72 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	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/1390-1275-0322-3428-3043?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.