



## **Millstone Court, Golborne, WA3 3NJ**

**Offers in Excess of  
£99,950**

***This two bedroom upstairs apartment is situated in a well sought after area of Golborne, it is within walking distance to Haydock Park Racecourse and Keepers. Ideal for a rental opportunity, approximate rental value at £750 pcm. Close to all local amenities ie shops, local primary/secondary schools and near to the main bus route. This property is well located offering ease of access for commuters to The East Lancashire Road and National Motorway Networks. Comprises of entrance hall, open lounge/kitchen/diner, two bedrooms and bathroom. Externally there is a parking space and communal gardens. \*\*\*PLEASE CONTACT US ON 01942 356266 TO ARRANGE A VIEWING\*\*\****

- **Rear Garden**
- **Parking Space**
- **Two Bedrooms**
- **Open Kitchen/Lounge/Diner**
- **Upstairs Apartment**

**Entrance Hallway**

Fire door, two ceiling light points, wall mounted radiator, laminate flooring, cupboard housing the boiler and intercom.

**Kitchen/Lounge/Diner**

UPVC double glazed window to the rear elevation, ceiling light point, 5 spot lights, wall mounted radiator, laminate floor, space and plumbing for a dishwasher and washing machine, electric oven, hob and extractor.

**Bedroom One**

UPVC double glazed window to the rear, ceiling light point and wall mounted radiator.

**Bedroom Two**

UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

**Bathroom**

Low Level W/C, vanity sink unit, bath with an overhead shower, tiled flooring, part tiled walls and a ceiling light point.

**Outside****Front**

Parking Space

**Rear**

Communal Garden, Laid to Lawn, Mature Shrubby and patio area.

**Other Information**

Water mains or private? Mains

Parking arrangements? Parking Space

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Unsure

If there are restrictions on covenants? No

Is the property of standard construction? Standard

Are there any public rights of way? No

Safety Issues? No

**Council Tax**

B

**Tenure**

Leasehold:

£242.98

Service Charge:

£72.00





***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)			
23 Millstone Court Golborne WARRINGTON WA3 3NJ	Energy rating  <b>C</b>	Valid until:	23 September 2032
		Certificate number:	3702-3121-1900-0184-2226
Property type		Top-floor flat	
Total floor area		61 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.

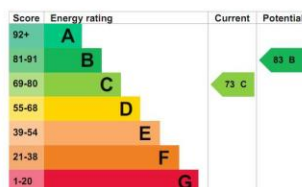
[See how to improve this property's energy efficiency.](#)

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.