



***Barton Street, Golborne, WA3 3DH***

***Offers in Excess of  
£149,950***

***Stone Cross Estate Agents proudly offer this exquisite Two Bedroom Semi-Detached Property in Golborne's central hub. Ideally situated near amenities, schools, and transportation, it caters to both families and professionals. The ground floor offers a cozy lounge, well-equipped kitchen, and a sunlit conservatory. Upstairs, sit two bedrooms and a family bathroom beckon. Outside, a generous front driveway and gated access to a landscaped garden with a patio make this a compelling opportunity. \*\*Contact Us Now To Arrange A Viewing!!\*\****

- ***Two Bedrooms***
- ***Semi-Detached***
- ***Driveway***
- ***Enclosed Rear Garden***
- ***Conservatory***

**Entrance**

Via UPVC double glazed frosted door to the front elevation, wall light point, wall mounted radiator and stairs to the first floor.

**Lounge**

UPVC half bay window to the front elevation, ceiling light point, wall mounted radiator and under stairs storage.

**Kitchen**

Two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the conservatory, stainless steel sink unit with a swan neck tap, plumbing for washing machine, space for oven, space for a fridge/freezer, ceiling light point, wall mounted radiator, under stairs storage and a variety of wall, base and drawer units.

**Conservatory**

UPVC double glazed surround with frosted windows to one side and UPVC double glazed French doors to the other, tiled floor and ceiling light point.

**First Floor****Landing**

UPVC double glazed frosted window to the side elevation, ceiling light point and loft access.

**Bedroom One**

UPVC double glazed window to the front elevation, UPVC double glazed half bay window to the front elevation, ceiling light point and wall mounted radiator.

**Bedroom Two**

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

**Bathroom**

UPVC double glazed frosted window to the rear elevation, double shower unit with waterfall shower head, vanity sink unit, W/C, wall mounted radiator, ceiling light point and part tiled walls.

**Outside****Front**

Stones covering driveway with patio to the front door.

**Rear**

Enclosed, block paved, patio area, laid to lawn with bushes and plants.

**Tenure**

Leasehold





**Council Tax**  
**B**

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

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

**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)		
7, Barton Street Golborne WARRINGTON WA3 3DH	Energy rating	Valid until: 11 May 2027
	<b>D</b>	Certificate number: 8313-7725-5250-3102-4996
Property type	Semi-detached house	
Total floor area	63 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 B.

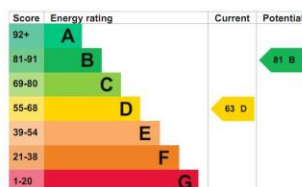
[See how to improve this property's energy efficiency.](#)

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.