



**Charles Street, Golborne, WA3 3DD**

**Offers in Excess of  
£119,950**

**Stone Cross Estate Agents are bringing to the market this charming Two Bedroom Terraced Property. Situated in the centre of Golborne; ideally located for shops and restaurants. Infant, junior and senior schools are all within walking distance. Excellent location for commuting with the East Lancashire road and main bus routes to Wigan and Leigh close by. The home comprises of a bright and spacious lounge and a kitchen/dining room to the ground floor. The first floor has two bedrooms and a family bathroom. Outside, you will find an enclosed rear yard and small yard and on street parking to the front. NO CHAIN!! \*\*CONTACT US NOW TO ARRANGE A VIEWING!!\*\***

- **Two Bedrooms**
- **Enclosed Front and Rear Yards**
- **No Chain**
- **Kitchen/Diner**
- **Mid Terraced**

### **Entrance**

Wooden door to the front elevation, ceiling light point, wall mounted radiator and stairs to the first floor.

### **Lounge**

13' 1" x 15' 0" (3.978m x 4.562m)

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

### **Kitchen/Diner**

10' 8" x 16' 1" (3.261m x 4.897m)

UPVC double glazed window to the rear elevation, wooden door to the rear elevation, two ceiling light points, integrated oven, hob and extractor, space for a washing machine and dryer, wall mounted radiator and part tiled walls.

### **Upstairs**

#### **Bedroom One**

11' 10" x 12' 2" (3.605m x 3.708m)

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

#### **Bedroom Two**

8' 11" x 13' 8" (2.726m x 4.161m)

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

### **Bathroom**

UPVC double glazed frosted window to the rear elevation, bath, shower cubicle, wall mounted radiator, vanity sink unit with a tiled splash back, W/C, part tiled walls, wooden flooring and a ceiling light point.

### **Tenure**

Freehold

### **Council Tax**

A

### **Other Information**

Water mains or private? Mains

Parking arrangements? On-Street Parking

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Wire

If there are restrictions on covenants? No

Is the property of standard construction? Yes

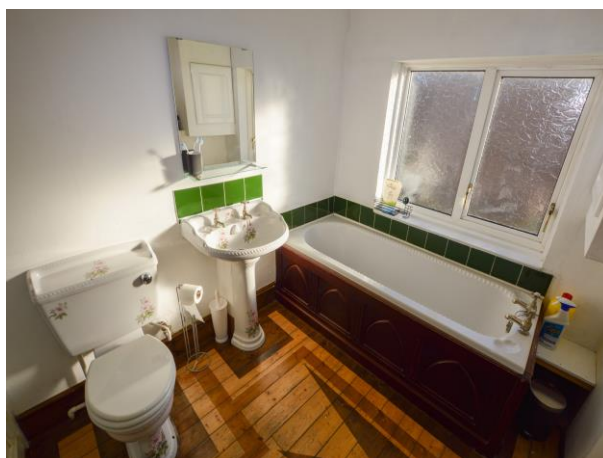
Are there any public rights of way? No

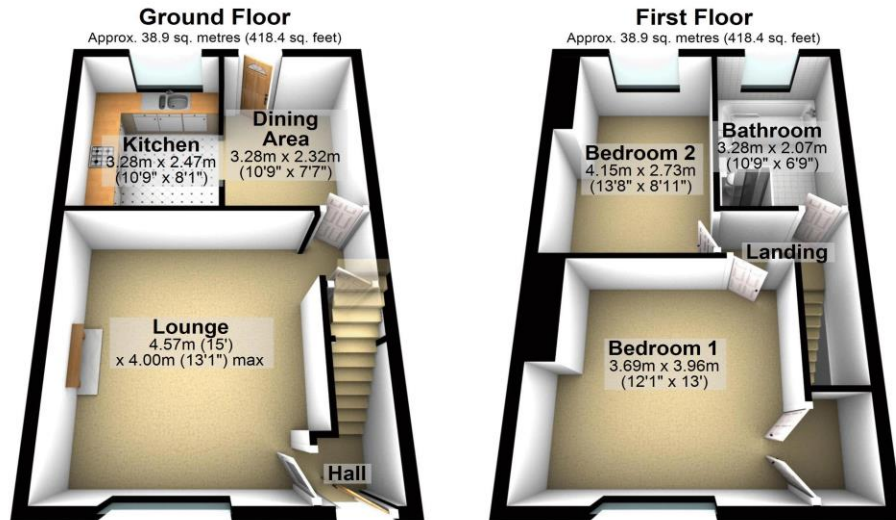
Safety Issues? No





***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.***





Total area: approx. 77.7 sq. metres (836.8 sq. feet)

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

Energy performance certificate (EPC)			
18 Charles Street Golborne WARRINGTON WA3 3DD	Energy rating <b>D</b>	Valid until:	3 March 2035
		Certificate number:	2535-2427-7400-0624-7206
Property type		Mid-terrace house	
Total floor area		78 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.