



Holly Road, Golborne, WA3 3JT

***Offers in Excess of
£139,950***

Stone Cross are delighted to bring to the market this TWO BEDROOM SEMI-DETACHED HOUSE situated on the Lowton/Golborne border and conveniently located close to local amenities, schools and public houses/eateries. Close to The East Lancashire Road and The National Motorway Network. In need of full renovation the property comprises of a lounge, kitchen/diner and to the first floor there are two bedrooms and a family bathroom. External highlights include gardens to the front and rear. ***PLEASE CONTACT US NOW TO ARRANGE A VIEWING***

- ***Two Bedrooms***
- ***Semi-Detached***
- ***Kitchen/Diner***
- ***Front and Rear Gardens***
- ***No Chain***

Entrance

Via a composite front door, wall mounted radiator, stairs to the first floor and a ceiling light point.

Lounge

17' 11" x 10' 6" (5.47m x 3.19m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear elevation, two ceiling light points and a wall mounted radiator.

Kitchen/Diner

14' 11" x 13' 6" (4.55m x 4.11m) UPVC double glazed windows to the front and rear elevation, two ceiling light points, sink unit, wall mounted radiator, storage cupboard, UPVC double glazed door to the rear elevation, hob, part tiled walls and housing the boiler.

Upstairs**Bedroom One**

14' 11" x 10' 6" (4.55m x 3.19m) Two UPVC double glazed windows to the front and rear elevation, two wall mounted radiators, ceiling light point and a storage cupboard.

Bedroom Two

9' 9" x 10' 4" (2.97m x 3.15m) Two UPVC double glazed windows to the front and side elevation, storage cupboard, ceiling light point and wall mounted radiator.

Bathroom

4' 9" x 7' 3" (1.46m x 2.22m) UPVC double glazed frosted window to the rear elevation, wet room, W/C, wall mounted radiator, ceiling light point and part tiled walls.

Outside**Front**

Laid to Lawn, patio and shrubbery.

Rear

Laid to Lawn and mature shrubbery.

Tenure

Freehold

Council Tax

A

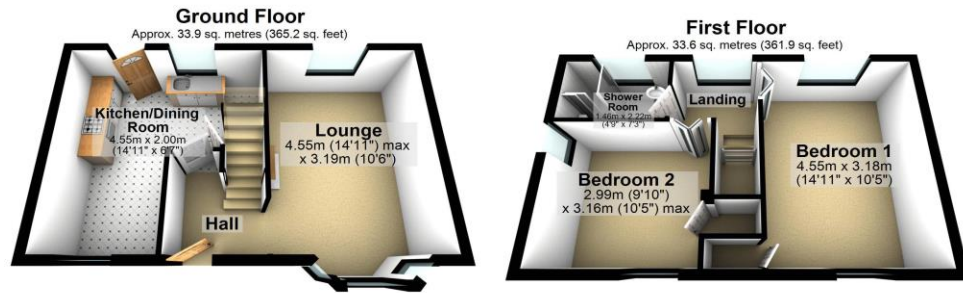


Other Information

Water mains or private? Mains Parking arrangements?
On Street Parking Flood risk? No Coal mining issues in
the area? No Broadband how provided? 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.





Total area: approx. 67.6 sq. metres (727.1 sq. feet)

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

Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 39 Holly Road Golborne WARRINGTON WA3 3JT | Energy rating D | Valid until: 14 April 2035 |
| | | Certificate number: 9242-3049-9204-3025-3200 |

Property type
Semi-detached house

Total floor area
71 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9242-3049-9204-3025-3200?print=true>

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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.