



Manor Street, Golborne, WA3 3TN

**Offers in Excess of
£119,950**

*Situated off Church Street in Golborne, this two bedroom semi detached property is close to Golborne town centre and it's local amenities and shops. Both primary and secondary schools are within close proximity. In further detail the property comprises of a lounge, kitchen/diner, two bedrooms, a main bathroom and a loft room which is currently used as a bedroom. Outside is on road parking to the front and a rear yard. ****Contact us now to arrange a viewing*****

- **Two Bedrooms**
- **Semi-Detached**
- **Loft Room**
- **Kitchen/Diner**
- **On Road Parking**
- **Rear Yard**

Entrance

Lounge

14' 0" x 13' 2" (4.27m x 4.01m) UPVC double glazed door to the front elevation, wall mounted radiator, ceiling light point and a storage cupboard.

Kitchen/Diner

13' 0" x 13' 5" (3.97m x 4.10m) UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, tiled flooring, space for a fridge/ freezer, space and plumbing for a washing machine, ceiling light point, wall mounted radiator and stairs to the first floor.

Upstairs

Bedroom One

9' 8" x 9' 7" (2.95m x 2.93m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom Two

10' 2" x 8' 5" (3.09m x 2.56m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bathroom

UPVC double glazed frosted window to the side elevation, spotlights, heated towel radiator, shower cubicle, W/C, vanity sink unit and tiled walls.

Loft Room

12' 10" x 9' 1" (3.91m x 2.78m) Spotlights, velux skylights and storage in the eaves.

Outside

Front

On Street Parking.

Rear

Enclosed Yard.

Tenure

Freehold

Council Tax

A



Other Information

Water mains or private? Mains

Parking arrangements? N/A

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? No

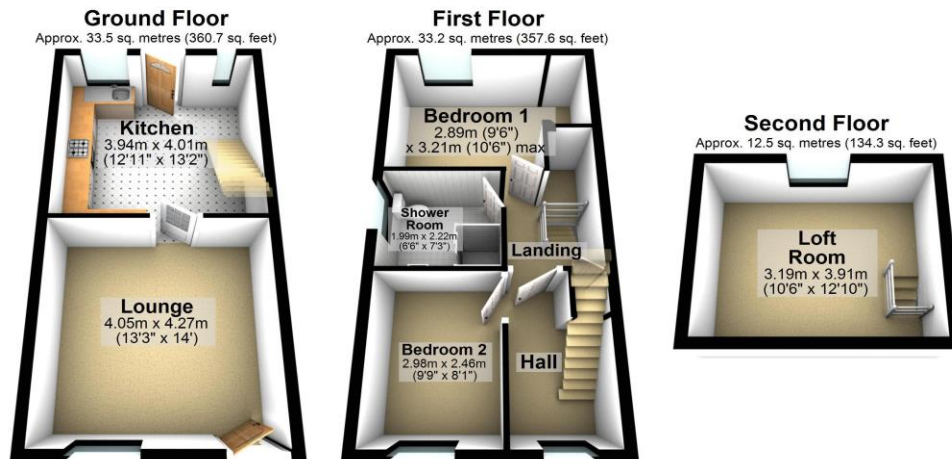
Is the property of standard construction? Yes

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.

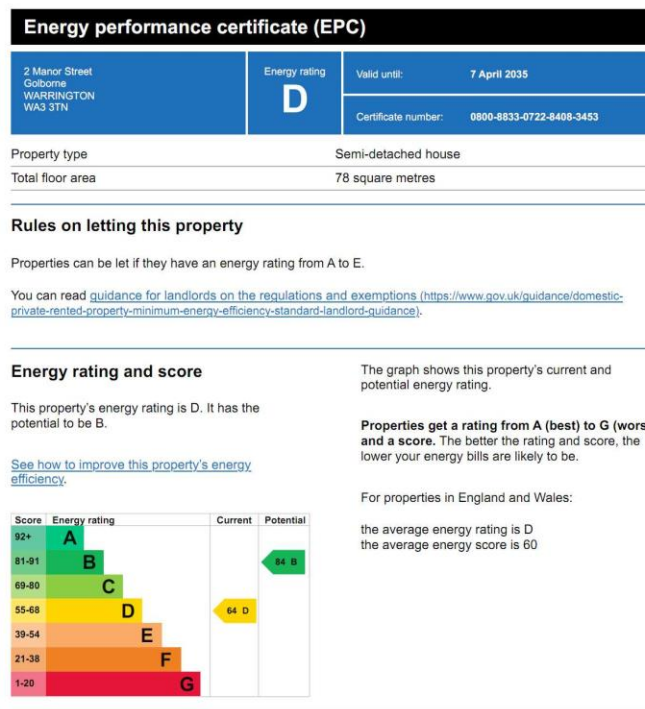




Total area: approx. 79.2 sq. metres (852.5 sq. feet)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0800-8833-0722-8408-3453?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.