

Manor Street, Golborne, WA3 3TN

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** Offers in Excess of £119,950

- 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 eves.

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

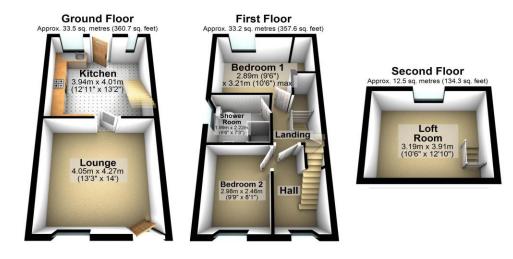
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.











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

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

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Energy performance certificate (EPC) 7 April 2035 Valid until D 0800-8833-0722-8408-3453 Certificate number Property type Semi-detached 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/domesticprivate-rented-property-minimum-energy-efficiency-standard-landlord-guidance). The graph shows this property's current and Energy rating and score potential energy rating This property's energy rating is D. It has the potential to be B. 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. See how to improve this property's energy efficiency. For properties in England and Wales: Current Po the average energy rating is D the average energy score is 60 81-91 69-80 55-68 64 D 39-54 E 21-38

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

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

1/4

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.