



Legh Street, Golborne, WA3 3NY

***Offers in Excess of
£149,950***

Stone Cross Estate Agents are delighted to present this end terraced house that would be an ideal opportunity for a First time buyer. Located within a stone's throw away from a full range of local amenities ie shops and schools. Well positioned for transport links ie bus routes, The East Lancashire Road (A580) and The National Motorway Network. The property comprises of an entrance porch, lounge/diner, kitchen, bathroom and two bedrooms. Externally there is an enclosed garden to the rear. **Contact us now to arrange a viewing**

- ***Two Bedrooms***
- ***End Terraced***
- ***Enclosed Rear Garden***
- ***Lounge/Diner***
- ***Ideal for First Time Buyers***

Entrance Vestibule

UPVC door to the front elevation, storage cupboard and a ceiling light point.

Lounge/Diner

24' 10" x 14' 3" (7.58m x 4.34m)

UPVC double glazed window to the front elevation, UPVC French doors to the rear elevation, stairs to first floor, two ceiling light points and a wall mounted radiator.

Kitchen

14' 3" x 7' 0" (4.35m x 2.14m)

Two UPVC double glazed windows to the rear and side elevation, wall, base and drawer units, stainless steel sink unit with a swan tap, part tiled walls, wall mounted radiator, two ceiling light points, space for fridge/freezer, plumbing for a washing machine and an integrated hob and extractor.

Upstairs**Landing**

Loft access, storage cupboard and a ceiling light point.

Bedroom One

14' 2" x 11' 7" (4.33m x 3.53m)

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

Bedroom Two

12' 10" x 8' 10" (3.90m x 2.69m)

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

Bathroom

6' 9" x 7' 11" (2.07m x 2.41m)

UPVC double glazed frosted window to the rear elevation, vanity sink unit with a mixer tap, tiled walls, spotlights, W/C and a heated towel radiator.

Outside**Front**

Pavement fronted.

Rear

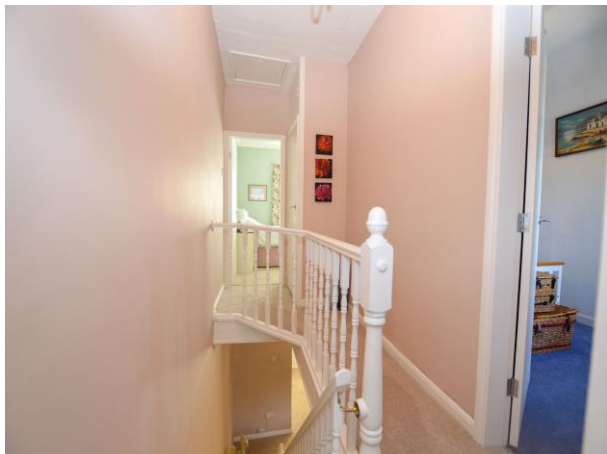
Laid to Lawn and mature shrubbery.

Tenure

Freehold.

Council Tax

A



Other Information

Water mains or private? Mains

Parking arrangements? Street

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? TBC

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)			
67, Leigh Street Golborne WARRINGTON WA3 3NY	Energy rating E	Valid until:	26 June 2028
		Certificate number:	2568-5007-6236-4588-8934
Property type		End-terrace house	
Total floor area		79 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 E. It has the potential to be C.

[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.