



Heath Street, Golborne, WA3 3DL

*Offers in Excess of
£129,950*

Stone Cross Estate Agents are delighted to present this Three Bedroom, fully renovated Mid Terraced Home by Stone Cross Estate Agents. Ideal for first-time buyers, conveniently situated in Golborne's center with shops and schools nearby. Easy access to Ashton In Makerfield, Wigan, and Warrington via a nearby bus route. Featuring a lounge, kitchen/diner on the ground floor, and a family bathroom with three bedrooms on the first floor.

*Outside, an enclosed yard sits at the front with an enclosed low-maintenance rear yard awaits. ****Please Contact Us To Arrange A Viewing*****

- Three Bedrooms
- Mid Terraced
- NO CHAIN
- Enclosed Rear
- Ideal for a first time buyer

Lounge

13' 1" x 16' 4" (4m x 4.99m)

UPVC double glazed window to the front elevation, UPVC double glazed frosted door to the front elevation, wall mounted radiator, meter cupboard, stairs to the first floor and a ceiling light point.



Kitchen

13' 5" x 8' 4" (4.08m x 2.54m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, wall mounted radiator, ceiling light point, stainless steel sink unit with a mixer tap, wall base and drawer units, solid beech worktops and a hisense induction hob.



Upstairs

Bedroom One

13' 2" x 6' 8" (4.01m x 2.04m)

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



Bedroom Two

11' 5" x 6' 8" (3.48m x 2.02m)

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

Bedroom Three

10' 4" x 6' 5" (3.14m x 1.95m)

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

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

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

Outside

Front

Enclosed Front yard.

Rear

Enclosed rear garden with laid to lawn and patio area.

Tenure

Council Tax

A



Other Information

Water mains or private? Mains

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.







Energy performance certificate (EPC)		
76 Heath Street Golborne WARRINGTON WA3 3DL	Energy rating D	Valid until: 19 April 2033
		Certificate number: 4617-9424-6110-0321-7296
Property type	Mid-terrace house	
Total floor area	63 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 C.

[See how to improve this property's energy efficiency.](#)

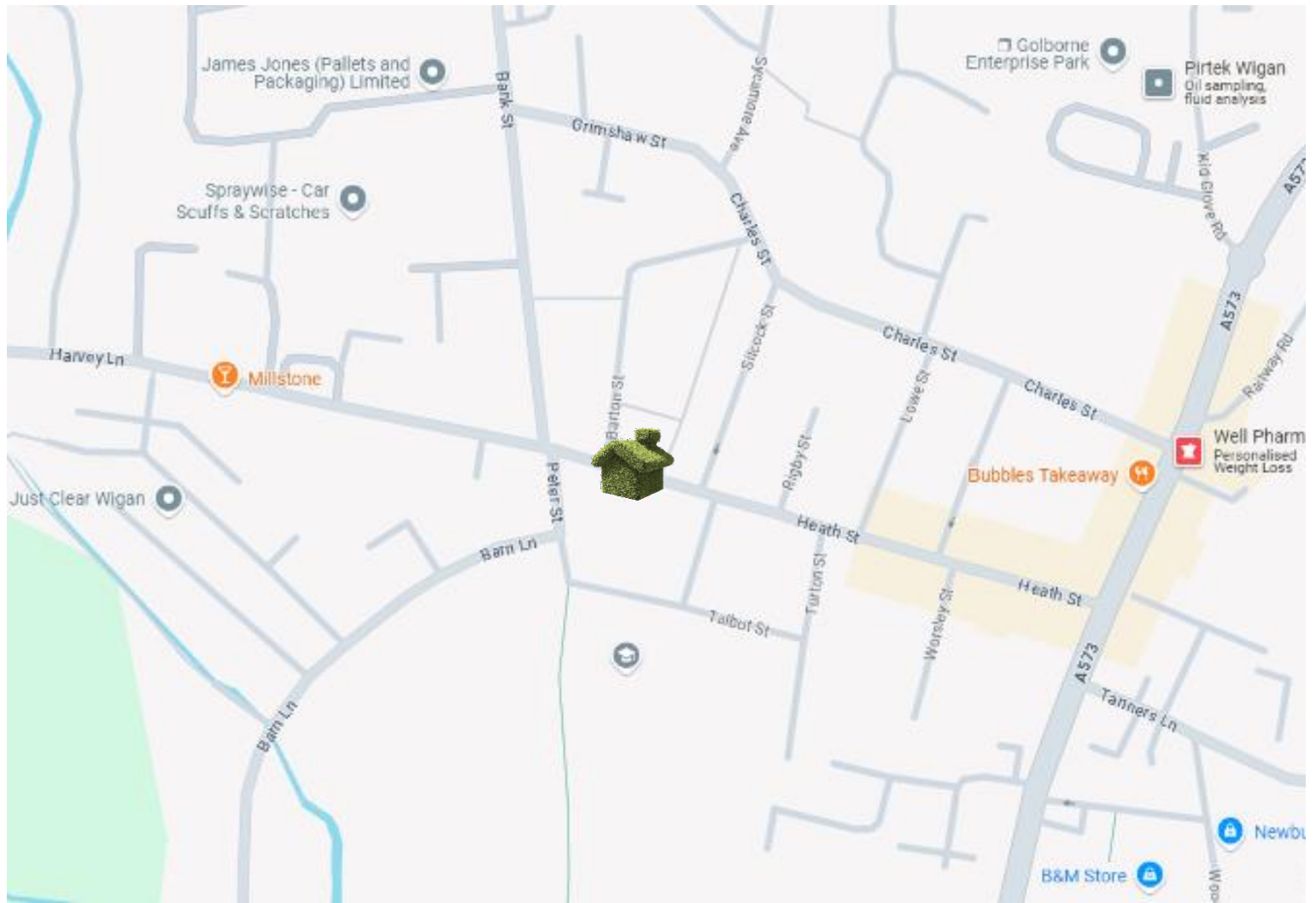


The graph shows this property's current and potential energy rating.

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



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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.

Stone Cross Estate Agents LTD

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