



Peter Street, Golborne, WA3 2NW

£139,950

*Stone Cross are delighted to bring to the market this lovely TWO BEDROOM MID TERRACED PROPERTY which is located in a sought after area of Golborne. Well positioned for ease of access to The East Lancashire Road (A580), The National Motorway Network and within walking distance to a range of local amenities. This delightful two bed property comprises of entrance porch, lounge, and kitchen/breakfast room to the ground floor and to the first floor is a family bathroom and two good sized bedrooms. Externally to the front is an enclosed paved area with on road parking and to the rear is an enclosed garden with patio area and stoned decorative area. *** PLEASE CONTACT US TO ARRANGE AN APPOINTMENT ****

- Two Bedrooms
- Mid Terrace
- Enclosed Rear Garden
- On Street Parking
- Front Yard

Entrance Porch

Via UPVC door, UPVC double glazed window surround.

Lounge

13' 10" x 13' 11" (4.225m x 4.247m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

Kitchen

13' 11" x 12' 10" (4.254m x 3.919m) UPVC double glazed window to rear elevation, UPVC double glazed door to rear elevation, wall mounted radiator, ceiling light point, part tiled walls, under stair storage and stairs to first floor. There are a range of wall, base and drawer units, boiler, oven, induction hob and extractor, space for fridge freezer, plumbing for washing machine and stainless steel sink unit with mixer tap.

First Floor

Landing

Ceiling light point, one spotlight and loft access.

Bedroom One

13' 11" x 13' 11" (4.25m x 4.253m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

7' 11" x 12' 11" (2.421m x 3.936m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bathroom

5' 8" x 6' 7" (1.721m x 2.007m) UPVC double glazed frosted window to rear elevation, heated towel rail, ceiling light point, tiled floor, part tiled walls, bath with overhead shower, sink unit and W/C.

Outside

Front

Enclosed paved area with on road parking.

Rear

Shared Access gate to rear garden, enclosed with patio area, decorative stone and shed.

Tenure

Freehold



Council Tax

A

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Wire

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)

4 PETER STREET GOLBORNE WAS 3NW	Energy rating	Valid until: 12 May 2031
	C	Certificate number: 2600-8223-0822-5097-3593

Property type	Mid-terrace 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 C. It has the potential to be B.

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

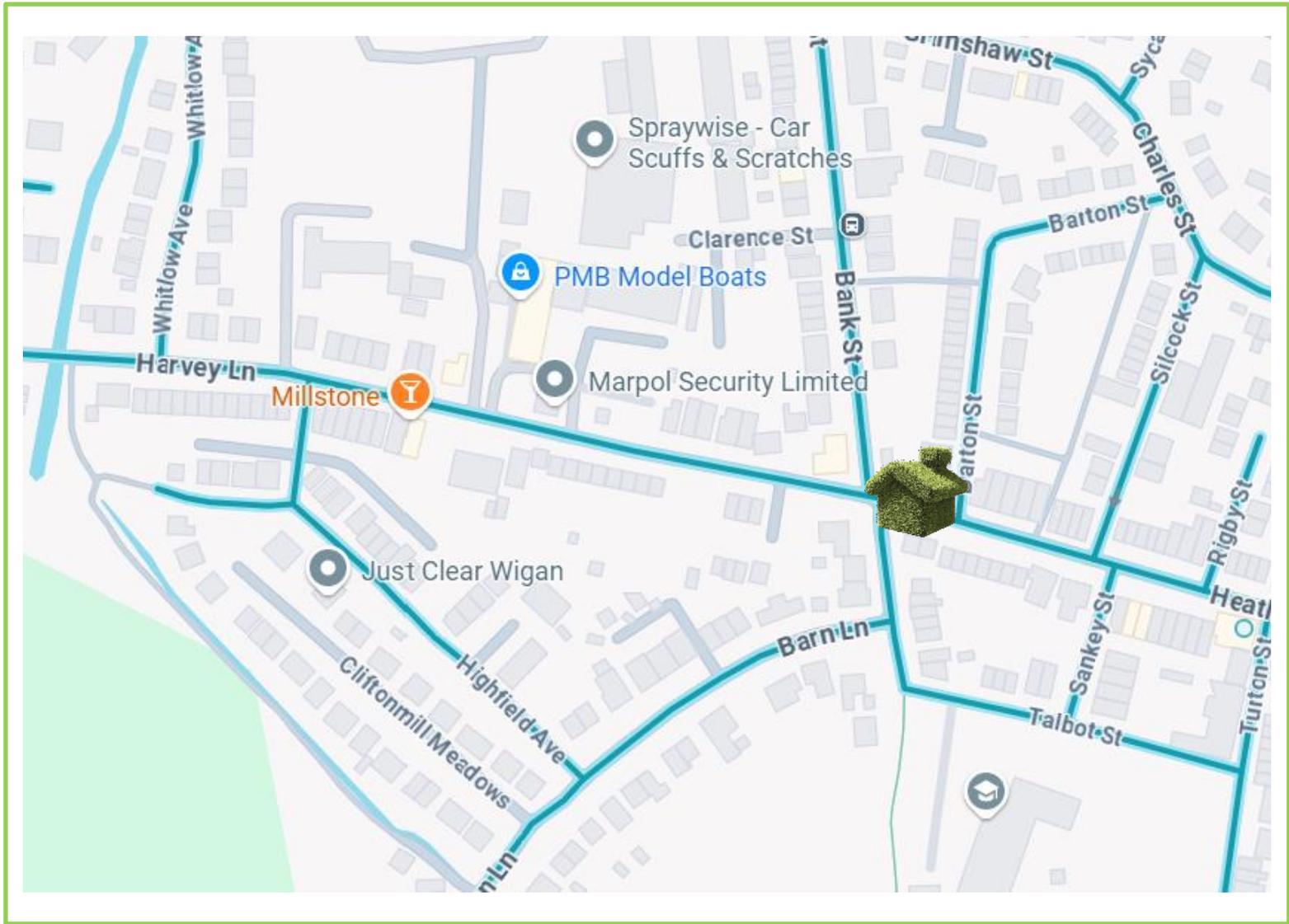
The graph shows this property's current and potential energy rating.

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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