



High Street, Golborne, Warrington, WA3 3BH

**Offers in Excess of
£79,950**

STONE CROSS ESTATE AGENTS are offering to the market with NO CHAIN this 2 BEDROOM Basement Flat. An ideal property for a First Time Buyer or Investment property. This property comprises of entrance hallway, lounge, reception room, kitchen, bathroom and two bedrooms with one benefiting from an en-suite. Externally there is an allocated parking space and this flat has its own entrance. Located close to the A580 East Lancashire Road, which gives access to the M6 and M62 motorways, Golborne is most definitely well placed for commuting. There is plenty to do locally in your spare time, with Pennington Flash, Haydock Park Race Course and Plank Lane Marina but to name a few activities available. Local amenities, shops, schools and restaurants are all within a comfortable distance.

- **Basement Flat**
- **Flexible Living Accomodation**
- **Two Bedrooms**
- **En-Suite**
- **Allocated Parking**
- **No Chain**

*****CONTACT US NOW TO ARRANGE A VIEWING*****

Entrance Hallway

Via UPVC double glazed frosted door. Storage cupboard, three wall lights, wall mounted radiator and doors leading to other rooms.

Lounge

15' 8" x 11' 3" (4.77m x 3.42m) UPVC double glazed door to the front elevation. Currently being used as a bedroom. Three wall light points and wall mounted radiator.

Kitchen

10' 7" x 5' 8" (3.23m x 1.73m) A range of fitted wall, base and drawer units. Space for fridge/freezer and plumbing for washing machine. Integrated electric oven and gas hob. Part tiled walls. Wall mounted radiator and four spot lights.

Bedroom One

15' 4" x 15' 6" (4.67m x 4.72m) UPVC double glazed door to the front elevation. Three all lights and wall mounted radiator. Door leading to en-suite.

En-suite

Three piece suite comprising of corner electric shower, W/C and sink unit. Part tiled walls, two spot lights and wall mounted radiator.

Bedroom Two

UPVC double glazed window to the side elevation. Three wall lights and wall mounted radiator. Measurement go to integrated wardrobe. Currently being used as a lounge.

Reception Room

9' 7" x 15' 0" (2.92m x 4.58m) Three wall light points and wall mounted radiator.

Bathroom

Three piece suite comprising of bath with overhead shower, W/C and sink unit. Part tiled walls, four spot lights and wall mounted radiator.

Outside

Allocated parking for one car.

Front

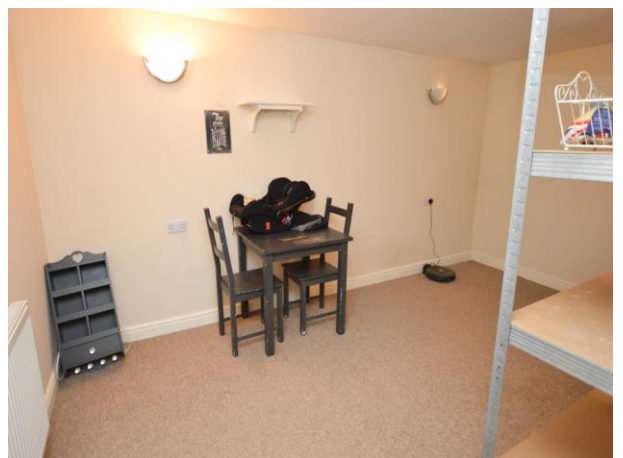
Stairs leading to basement level.



Tenure
Leasehold

Council Tax Band
A.

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)

Flat 4 60b, High Street Golborne WARRINGTON WA3 3BH	Energy rating C	Valid until: 11 July 2022 Certificate number: 9328-4026-6293-7652-8944
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Property type: Basement flat

Total floor area: 90 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.