



£550,000

49 Ashton Road, Golborne, WA3 3UU

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Accessed via a private driveway off the adopted highway known as Ashton Road. "Brickcroft" represents an opportunity for refurbishment or re-development of a detached true bungalow within a generous plot of over 1.5 acres.

The property is in close proximity to an array of local amenities and is within easy reach of Junction 24 of the M6 (Ashton).

Conservatory

19'9" x 8'4" (6.04 x 2.55)

With tiled flooring, timber framed double glazed conservatory with access leading into the kitchen and lounge.

Kitchen

10'4" x 9'4" (3.17 x 2.87)

With tiled floor, pine base and wall units with four ring hob, integrated oven, integrated dishwasher, 1 ¼ bowl basin and part tiled walls.

Dining Room

14'8" x 9'11" (4.49 x 3.04)

With tiled floor and full height double glazed sliding door providing access to the rear garden.

Lounge

27'11" x 12'9" (8.51 x 3.89)

Open plan with part tiled and part parke style wood flooring, feature gas fire place, recessed spot lights and two chandelier light fittings. Access via sliding door to the front garden.

Entrance Hall

Bedroom 1

13'10" x 13'0" (4.23 x 3.98)

With carpeted flooring, recessed spot lights, double glazed windows on dual aspects, providing good natural light.

Bedroom 2

10'6" x 8'8" (3.22 x 2.65)

With carpeted flooring.

Bedroom 3

13'11" x 10'11" (4.25 x 3.33)

With parke style wood flooring, wood panelling to the walls and ceiling. Feature lantern wall and ceiling light fittings, full height window with views over the rear garden.

Shower Room

Shower room incorporating basin, bidet and walk in shower, fully tiled walls and tiled floor.

W/c

Fully tiled walls and tiled floor.

Gardens

To the front and rear are generous garden areas laid to lawn incorporating shrubs. There is also the benefit of an outbuilding within the rear garden.

Aerial Photographs

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
35-48 F		
1-34 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		