



“BRICKCROFT”, 49 ASHTON ROAD, GOLBORNE, WA3 3UU

- DETACHED BUNGALOW
- GROUNDS OF OVER 1.5 ACRES.
- REFURBISHMENT / RE-DEVELOPMENT OPPORTUNITY
- FREEHOLD

Guide Price –

Offers Over £550,000



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- Detached
- Close to Local Amenities
- Freehold
- Plot of over 1.5 acres
- Lawn to front and rear
- Easy reach of M6, Junction 24
- In requirement of refurbishment
- EPC of D59
- Off road parking.

Location and Background

Accessed via a private road 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).

Accommodation

The accommodation over the single storey is as follows:

Conservatory – 6.04m (19' 10") x 2.55m (8' 4")

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



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Kitchen – 3.17m (10' 5") x 2.87m (9' 5")

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



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Lounge – 8.51m (27' 11") x 3.89m (12' 9")

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.



Dining room – 4.49m (14' 9") x 3.04m (10' 0")

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



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Bedroom 1 – 4.23m (13' 11") x 3.98m (13' 1")

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

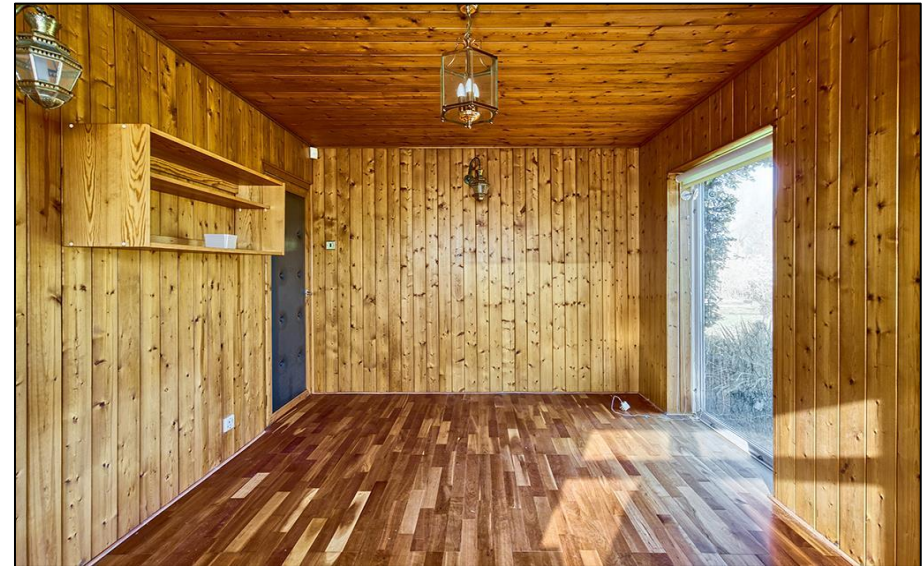


Bedroom 2 – 3.22m (10' 7") x 2.65m (8' 8")

With carpeted flooring.

Bedroom 3 – 4.25m (13' 11") x 3.33m (10' 11")

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.



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Shower Room

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



Separate W/c

Fully tiled walls and tiled floor.



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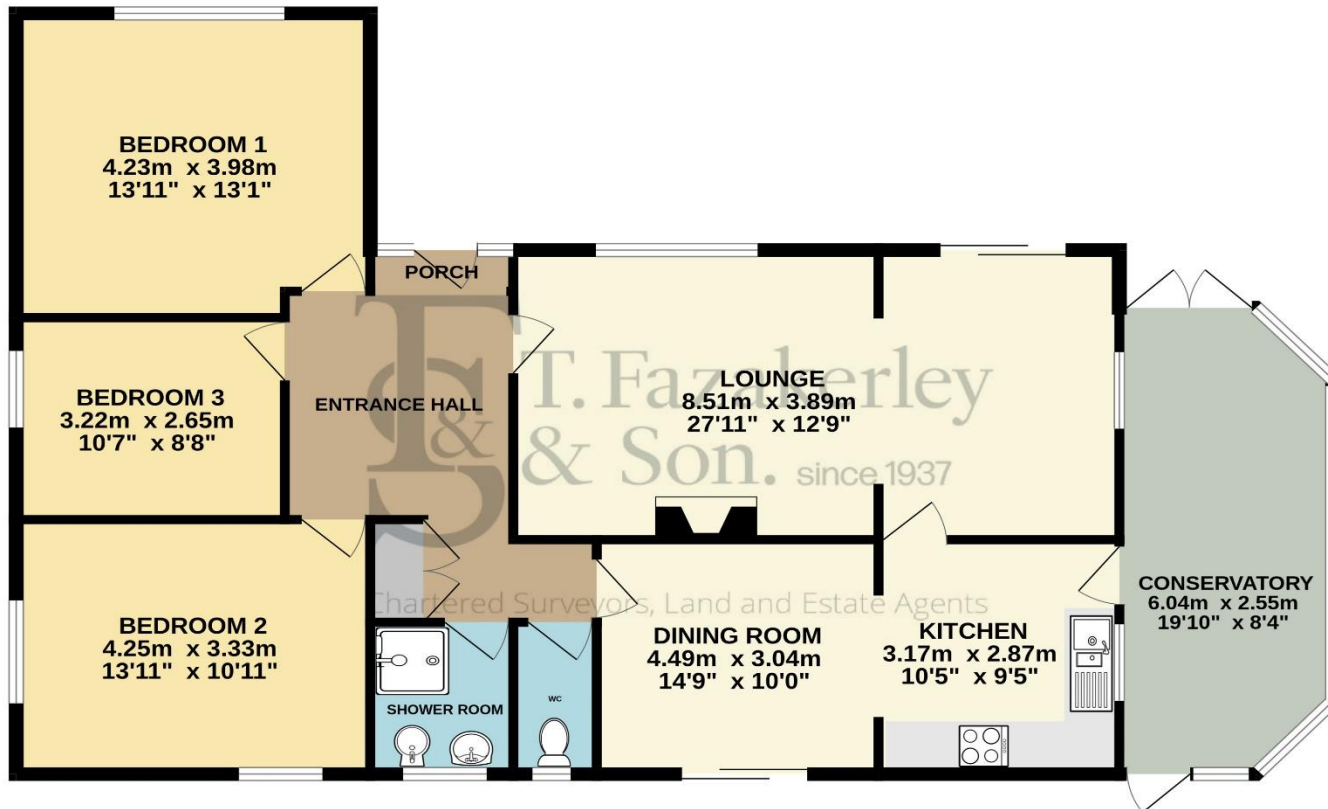
Gardens

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.



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GROUND FLOOR
131.5 sq.m. (1415 sq.ft.) approx.



49 ASHTON RD, GOLBORNE, WARRINGTON WA3 3UU

TOTAL FLOOR AREA : 131.5 sq.m. (1415 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For Identification Purposes Only. Not to Scale.



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Local Planning Authority

We understand the Property is within the Green Belt. Any planning enquiries are to be made to Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 1YN.

Council Tax Band

Band D for which the amount payable for 2024/25 is **£1,922.64**.

Services

Mains gas, mains water, mains electricity and private drainage by a septic tank.

Please note T Fazakerley & Son have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Viewings

Viewings are strictly by appointment only with the sole selling agents, contact on 01942 242 636 or by email to info@tfazakerleyandson.co.uk.

Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We may also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale

The property is offered for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 98 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

