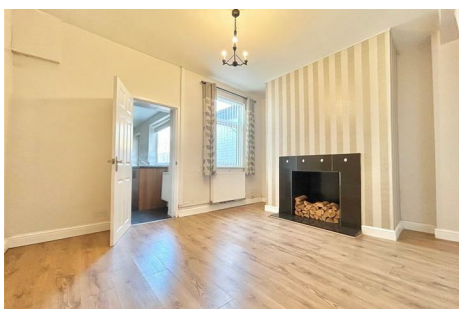


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Charles Street, Golborne

Situated in a well-established residential location with good access to the town is this well presented garden fronted 2 bedroom mid-terraced house with a courtyard style area to the rear

IDEAL HOME FOR A FIRST TIME BUYER
VIEWING ESSENTIAL

Asking Price £125,000

7 Charles Street

Golborne, WA3 3DB



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

14'10 (max) x 13'2 (max). (4.27m'3.05m (max) x 3.96m'0.61m (max).)
Radiator. TV point. Laminate flooring.

DINING ROOM

14'4 (max) x 13'5 (max) (4.27m'1.22m (max) x 3.96m'1.52m (max))
Radiator. Feature fire surround. Open plan staircase. Laminate flooring.

KITCHEN

13'4 (max) x 6'5 (max). (3.96m'1.22m (max) x 1.83m'1.52m (max).)
Fully fitted with base units and wall cupboards. Built in oven. Extractor. Gas hob. Sink with mixer taps. Plumbing for washing machine. Part tiled walls. Door to rear.

BATHROOM

7'11 (max) x 6'7 (max) (2.13m'3.35m (max) x 1.83m'2.13m (max))

Panelled bath with overhead shower fitment. Glass shower screen. Pedestal wash basin. Low level WC. Radiator. Fully tiled walls

FIRST FLOOR:

BEDROOM

14'0 (max) x 13'2 (max) (4.27m'0.00m (max) x 3.96m'0.61m (max))
Radiator.

BEDROOM

14'2 (max) x 10'5 (max) (4.27m'0.61m (max) x 3.05m'1.52m (max))
Radiator.

OUTSIDE:

The property is garden fronted with a private enclosed courtyard style area to the rear.

TENURE

Leasehold

VIEWING

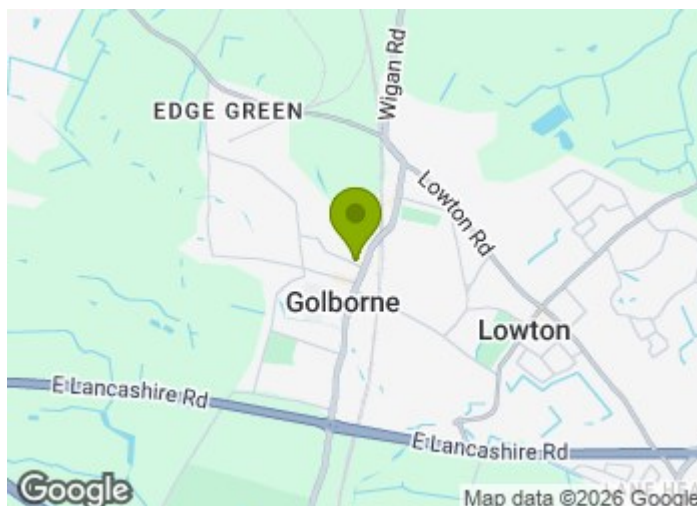
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



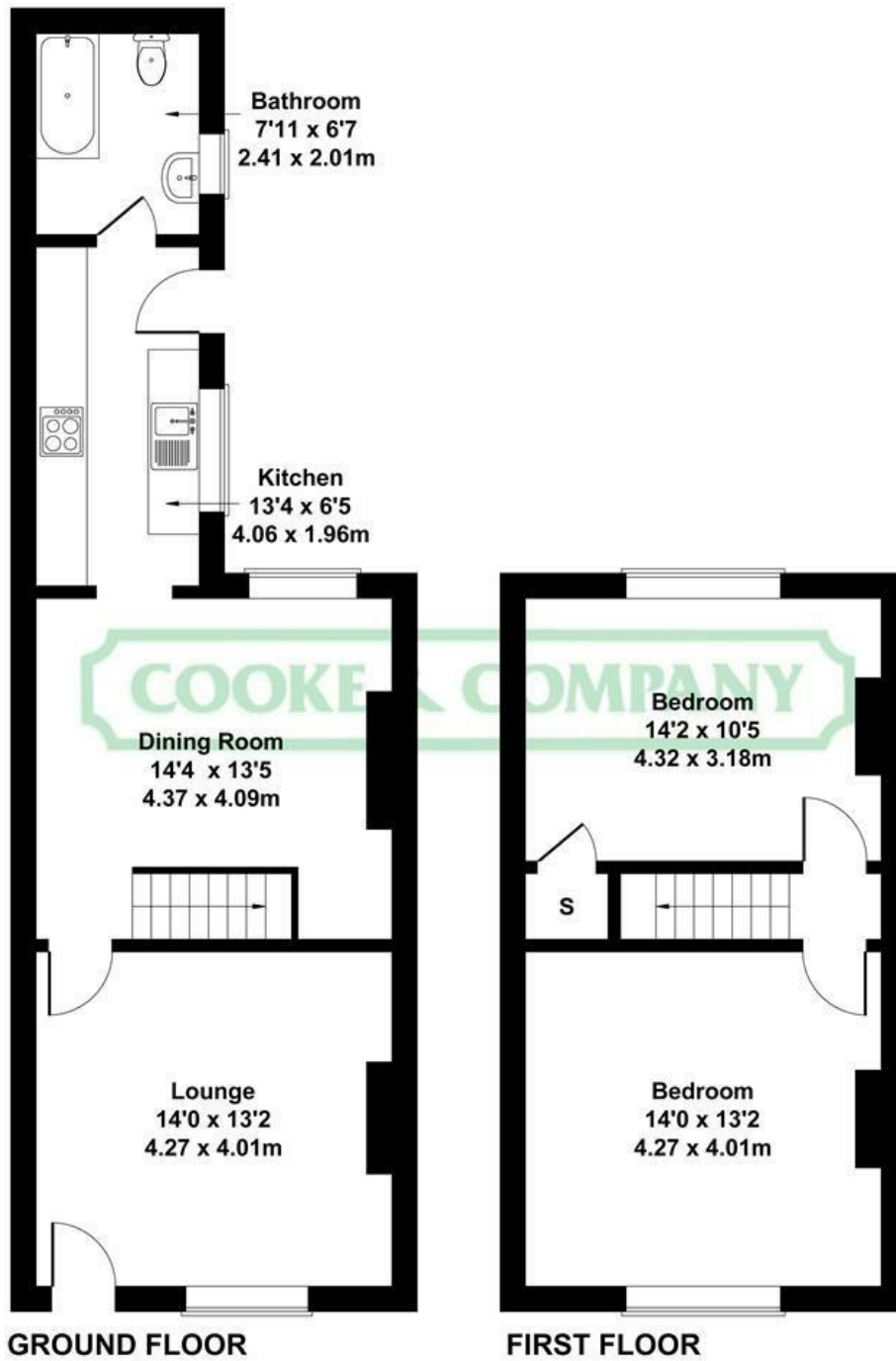
Directions

WA3 3DB



Floor Plan

Approximate Gross Internal Area
901 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	