



Wigan Road, Golborne, WA3 3TZ

**Offers in Excess of
£129,950**

Located on a main road position on the edge of Golborne, sits this two bed mid terrace property, an ideal purchase for a First Time Buyer/Investor.

Positioned close to a range of local amenities that the village has to offer i.e. shops, schools, recreational grounds and the main bus route which offers excellent links to all neighbouring towns. Also a short distance away from

The East Lancashire Road (A580). This property comprises of entrance, lounge, kitchen/diner and bathroom to the ground floor and two bedrooms one with a shower room on the first floor. Externally there is a garden to the front and to the rear there is an enclosed yard.

- Mid Terrace
- Two Bedrooms
- Enclosed Rear Yard
- Shower Room
- Log Burner

Porch

UPVC double glazed window x 2 to side elevation of porch, composite door to front elevation, frosted window and tiled floor.

Lounge

12' 10" x 14' 3" (3.916m x 4.353m)

UPVC triple glazed window to front elevation, wall mounted radiator, ceiling light point, log burner and mantle.



Kitchen

7' 7" x 10' 9" (2.324m x 3.282m)

UPVC double glazed composite frosted door to side elevation, UPVC double glazed window to rear elevation, ceiling light point, part tiled walls, tiled floor and loft access. A range of Wall, base and drawer units, Bosch pyrolytic oven, gas hob, extractor, one and half stainless steel sink unit, swan neck tap, plumbing for washing machine, boiler and space for fridge freezer.

Dining Room

7' 3" x 7' 3" (2.201m x 2.21m)

Wall mounted radiator, ceiling light point and wooden flooring. Inner area with ceiling light point and stairs to first floor.



Bathroom

5' 5" x 7' 2" (1.657m x 2.176m)

UPVC double glazed window to rear elevation, heated towel rail, ceiling light point, oak floor, bath and overhead shower, vanity sink unit and under stair storage.

First Floor

Landing

Access to loft which is boarded and has power, wall mounted radiator, wall light and storage cupboard.



Bedroom One

14' 2" x 13' 1" (4.33m x 3.99m)

UPVC triple glazed window x 2 to front elevation, two wall mounted radiators, ceiling light point and five spotlights.

Bedroom Two

7' 2" x 7' 7" (2.178m x 2.307m)

UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and access to En-Suite.



En-Suite

5' 2" x 4' 7" (1.574m x 1.403m)

Wall mounted radiator, ceiling light point, mains shower, W/C, tiled walls, vanity unit with feature circle sink and swan neck tap.



Outside

Front Garden

Enclosed front garden, laid to lawn and an area with shrubs.

Rear Yard

Enclosed yard area, flagged and gate access.

Tenure

Leasehold

Council Tax

A

Other Information

Water mains or private? Mains

Parking arrangements? £100/annum for a parking spot by the shed and the land by it for the year Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? No

Is the property of standard construction? Standard

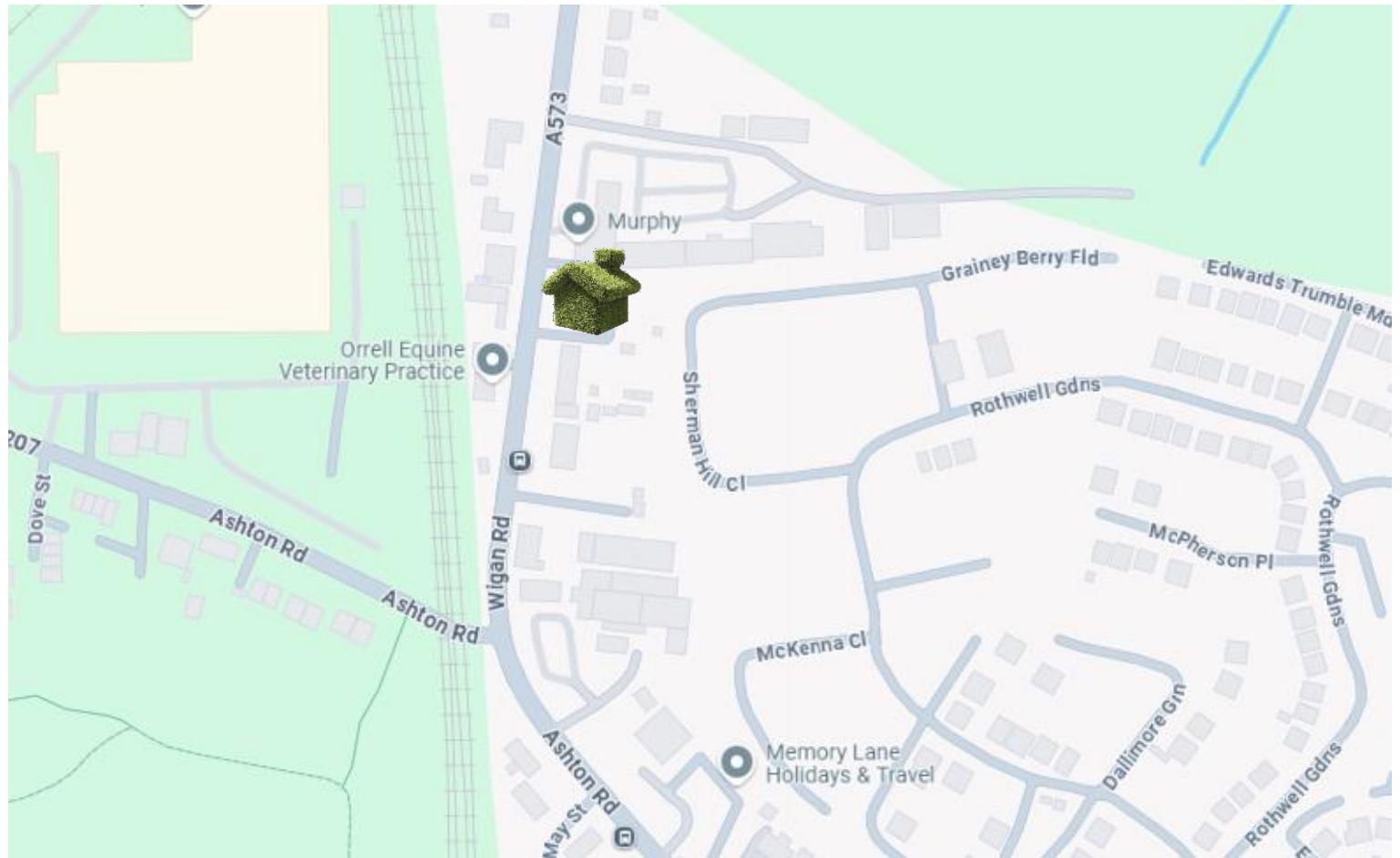
Are there any public rights of way? No

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.



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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.

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