



**Barton Street, Golborne, Warrington, WA3 3DH**

**Offers in Excess of  
£99,950**

**ESTAS AWARD WINNING 'BEST NORTH WEST ESTATE AGENT'.  
CONTACT US IF YOU HAVE A SIMILAR PROPERTY TO SELL!!**

**Stone Cross Estate Agents are delighted to be able to bring to the market with NO CHAIN THIS THREE BEDROOM SEMI DETACHED PROPERTY IN NEED OF FULL RENOVATION. Located on a popular estate of Golborne within ease of access to a range of local amenities i.e. shops, schools and recreational grounds. A short walk from the main bus routes which takes you through to all neighbouring villages and towns and close to The East Lancashire Road (A580). The property comprises of lounge, kitchen/diner and bathroom to the ground floor and three bedrooms with the master bedroom having the benefit of an en-suite. Externally to the front is a driveway providing off road parking and to the rear is an enclosed garden.**

- **Semi-Detached**
- **Three Bedrooms**
- **Rear Garden**
- **Driveway**
- **Renovation Project**
- **No Chain**

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

**Entrance**

VIA UPVC double glazed door, wall mounted radiator, ceiling light point and stairs to first floor.

**Lounge**

13' 2" x 14' 6" (4.018m x 4.421m) Half Bay UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and laminate floor.

**Kitchen/Diner**

15' 11" x 11' 0" (4.849m x 3.358m) UPVC double glazed window to rear elevation, UPVC door to side elevation, wall mounted radiator, two ceiling light points, part tiled walls, tiled floor, understairs storage cupboard with UPVC double glazed frosted window to side elevation. A range of wall, base and drawer units, oven, hob, extractor, space for fridge/freezer, plumbing for washing machine and stainless steel sink unit with mixer tap.

**Bathroom**

5' 5" x 6' 2" (1.646m x 1.873m) UPVC double glazed frosted window to rear elevation, wall mounted radiator, four spotlights, tiled walls, tiled floor, mains shower, WC and vanity sink unit.

**First Floor****Bedroom One**

13' 2" x 11' 1" (4.022m x 3.387m) 1/2 UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and laminate floor.

**En-Suite**

5' 0" x 4' 0" (1.531m x 1.215m) UPVC double glazed frosted window to front elevation, two spot lights, tiled walls, tiled floor, corner shower, WC and sink unit.

**Bedroom Two**

7' 0" x 10' 6" (2.132m x 3.204m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and laminate floor.

**Bedroom Three**

7' 2" x 8' 11" (2.196m x 2.730m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and laminate floor.





## **Outside**

### **Front Garden**

Driveway

### **Rear Garden**

Enclosed rear garden, patio, shed, and side gate access.

### **Tenure**

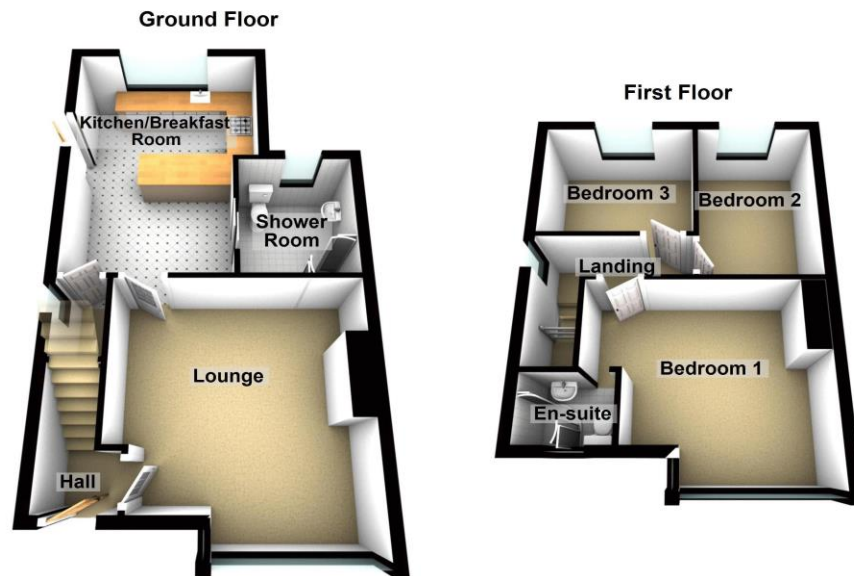
Leasehold

### **Council Tax**

B

***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.***





This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

6/25/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
44 BARTON STREET GOLBORNE WARRINGTON WA3 3DH	Energy rating <b>D</b>	Valid until 23 June 2031	Certificate number: 0300-2067-2060-2429-4705																																
Property type		Semi-detached house																																	
Total floor area		74 square metres																																	
<b>Rules on letting this property</b> 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 <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .																																			
<b>Energy efficiency rating for this property</b>  This property's current energy rating is D. It has the potential to be B.  <a href="#">See how to improve this property's energy performance.</a>		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																																	
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<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0300-2067-2060-2429-4705?print=true>

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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.