



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

**Offers in Excess of  
£99,950**

**Stone Cross Estate Agents proudly present this charming Three Bedroom Mid Terraced Home, nestled in the coveted Golborne estate. Boasting seamless access to local amenities, schools, and recreational grounds, this property is an ideal choice for both first-time buyers and savvy investors. Conveniently located for commuters, it enjoys proximity to main bus routes and the East Lancashire Road (A580). Although in need of refurbishments and modernization, this home offers great potential. The ground floor features an entrance vestibule, lounge, kitchen/diner, and a bathroom, while the upper level houses three bedrooms. The front is pavement fronted with on-street parking, and the rear boasts an enclosed, low-maintenance yard with paved areas and space for plants/shrubs. A promising opportunity for those seeking a property with character and the chance to add their personal touch. NO CHAIN! \*\*Please Contact Us To Arrange A Viewing\*\***

- **Three Bedrooms**
- **Mid Terraced**
- **NO CHAIN!**
- **Vacant Possession**
- **Enclosed Rear Garden**
- **Downstairs Bathroom**

### **Entrance Vestibule**

Via UPVC wood effect door to the front elevation, ceiling light point and wooden door leading into the lounge.

### **Lounge**

13' 9" x 13' 8" (4.20m x 4.16m) UPVC double glazed wood effect window to the front elevation, ceiling light point, wall mounted radiator, meter cupboard and electric fireplace with mantle.

### **Kitchen/Diner**

9' 11" x 9' 9" (3.02m x 2.98m) UPVC double glazed wood effect window to the rear elevation, UPVC double glazed wood effect door to the rear elevation, a variety of wall, base and drawer units, stainless steel sink unit with two taps, plumbing for washing machine, space for fridge/freezer, space for oven, wall mounted radiator, ceiling light point and door leading to the shower.

### **Shower Room**

5' 9" x 7' 10" (1.75m x 2.39m) Corner electric shower, ceiling light point and door to W/C.

### **W/C**

6' 9" x 3' 5" (2.05m x 1.05m) UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, ceiling light point, wall mounted radiator and part tiled walls.

### **First Floor**

#### **Landing**

Ceiling light point.

#### **Bedroom One**

9' 11" x 13' 8" (3.03m x 4.17m) UPVC double glazed wood effect window to the rear elevation, ceiling light point, wall mounted radiator, boiler and storage cupboard.

#### **Bedroom Two**

14' 2" x 6' 9" (4.33m x 2.05m) UPVC double glazed wood effect window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Three**

10' 5" x 6' 9" (3.18m x 2.05m) UPVC double glazed wood effect window to the front elevation and ceiling light point.

### **Outside**

#### **Front**

Pavement fronted.



**Rear Garden**

Enclosed, patio, gate to rear, area with plants and shrubs.

**Tenure**

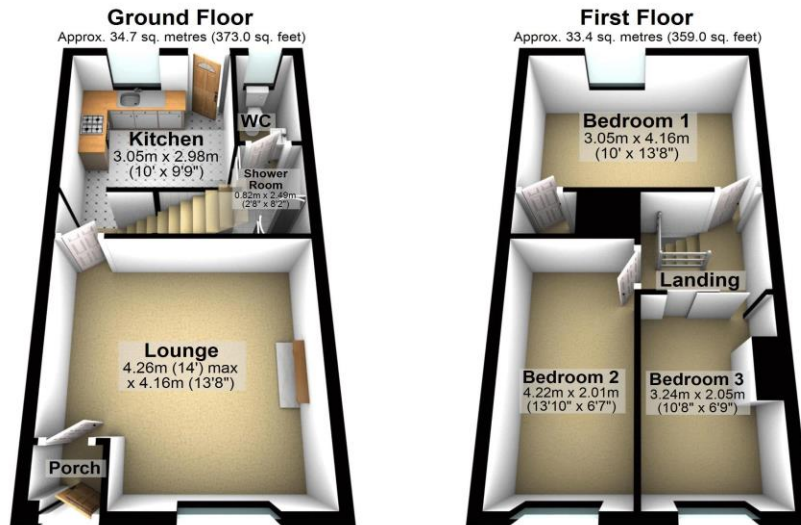
Freehold

**Council Tax**

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**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.**



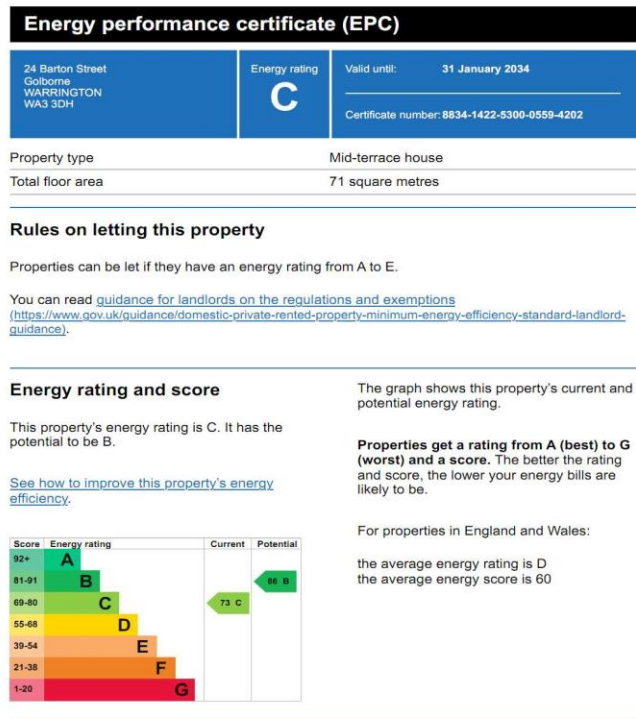


Total area: approx. 68.0 sq. metres (732.0 sq. feet)

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

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/8834-1422-5300-0559-4202?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.