



**Legh Street, Golborne, WA3 3NY**

**Offers in Excess of  
£139,950**

***This deceptively spacious and beautifully presented mid-terrace property offers a move-in-ready opportunity, perfect for first-time buyers. Nestled in a prime location, it benefits from not being overlooked at the front or rear, providing privacy and charm. Conveniently situated close to the East Lancashire Road (A580) and M6, it's ideal for commuters. The property features an entrance porch, a welcoming lounge, a stylish kitchen/diner with an open-plan staircase, a utility room, a ground floor bathroom, and two well-proportioned bedrooms. Externally, the rear garden boasts a charming enclosed stepped patio, accented with feature stone borders and wooden planters, creating a delightful outdoor space.***

***\*\*Contact us now to arrange a viewing\*\****

- **Two Bedrooms**
- **Mid-Terraced**
- **Sought After Location**
- **Front and Rear Gardens**
- **Ideal for a first time buyer**

**Entrance Porch**

UPVC part double glazed door to the front elevation, tiled floor and alarm panel.

**Lounge**

13' 4" x 12' 10" (4.06m x 3.91m) UPVC double glazed window to the front elevation, wall mounted radiator, feature brick fire surround and wall mounted radiator.

**Kitchen/Diner**

21' 10" x 13' 3" (6.65m x 4.04m) UPVC double glazed French doors to the rear elevation, karndean floor, wall mounted radiator, selection of wall, base and drawer units incorporating integrated fridge freezer, double oven, electric hob and extractor. Open plan staircase.

**Utility**

Karndean floor, plumbing for washing machine and dryer. Door to bathroom.

**Bathroom**

UPVC double glazed frosted window to the rear elevation, three piece suite with electric overhead shower, tiled floor and wall mounted radiator.

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

13' 9" x 12' 11" (4.19m x 3.93m) UPVC double glazed window to the front elevation, wall mounted radiator, boiler cupboard housing a boiler.

**Bedroom Two**

13' 0" x 9' 10" (3.96m x 2.99m) Two UPVC double glazed windows to the rear elevation and wall mounted radiator. Loft access with pull down ladder leading to boarded loft and lighting.

**Outside****Rear**

Enclosed garden with patio area, feature stepped patio, feature stoned borders and borders. Outside light and tap.

**Tenure**

Leasehold

**Council Tax**

A



**Other Information**

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

**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.**



Energy performance certificate (EPC)			
89, Leigh Street Golborne WARRINGTON WA3 3NY	Energy rating  <b>C</b>	Valid until:	12 February 2027
		Certificate number:	0752-2807-7526-9093-4201
Property type		Mid-terrace house	
Total floor area		71 square metres	

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

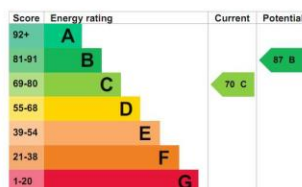
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**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.