



**Golborne Road, Ashton in Makerfield, Wigan,
WN4 8XT**

**Offers in Excess of
£199,950**

Are you looking for a cozy and welcoming home in Ashton-in-Makerfield? Look no further than this beautiful two-bedroom terraced house on Golborne Road. On street parking, as well as a separate dining room that's perfect for hosting dinner parties or enjoying family meals. The living room is bright and spacious, creating the perfect spot to relax after a long day. Both bedrooms are generously sized and offer ample closet space for all your storage needs. The bathroom features modern fixtures and fittings, providing a clean and stylish space to refresh and rejuvenate. There's also a converted attic space, currently used as a bedroom, to the second floor, giving you a little more space and a lot more storage! The location of this property is unbeatable. Situated on Golborne Road, you'll be just a short distance from local shops, cafes, and restaurants. The surrounding area is peaceful and picturesque, with plenty of green spaces nearby to explore and enjoy. Don't miss out on this fantastic opportunity – book your viewing today!

- **Converted Attic Space**
- **2 Generously Sized Bedrooms**
- **Beautiful Views**
- **Viewing Highly Advised**
- **Separate Dining Room**
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Entrance Vestibule

Via UPVC double glazed door to the front elevation.

Lounge

13' 8" x 13' 5" (4.16m x 4.09m) UPVC double glazed window to the front elevation, two wall light points, wall mounted radiator, electric fire and door leading to dining room.

Dining Room

13' 5" x 10' 7" (4.09m x 3.22m) Wall mounted radiator, ceiling light point, double wood effect doors leading to kitchen, under stairs walk in storage pantry.

Kitchen

12' 5" x 7' 3" (3.78m x 2.21m) UPVC double glazed window to rear elevation, UPVC double glazed door to rear elevation, pitched ceiling, ceiling spotlights, wall, base and drawer units, integrated five ring gas hob, electric oven and extractor and integrated fridge freezer,

First Floor Landing

Spindled staircase to ground floor, spindled staircase to second floor converted bedroom.

Bedroom One

13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed window to front elevation, ceiling light point, wall mounted radiator, range of fitted wardrobes.

Bedroom Two

8' 0" x 10' 0" (2.44m x 3.05m) UPVC double glazed window to rear elevation, ceiling light point, wall mounted radiator, storage cupboard that houses the boiler.

Bathroom

10' 5" x 5' 2" (3.17m x 1.57m) UPVC double glazed frosted window to the rear elevation, ceiling light point, heated towel rail, sink unit, WC, bath with hand held shower wand, separate shower cubicle.

Converted Attic Space

13' 2" x 12' 9" (4.01m x 3.88m) UPVC skylight, ceiling light point, wall mounted radiator, spindled staircase, fixed bed base, eaves storage.

Front garden

Enclosed gated garden with paved flags, decorative stones and feature plant.

Rear Garden

Enclosed gated garden to the rear, laid with slate, block paved pathway to kitchen, raised decking area with Astro turf lawn.



Tenure
Freehold

Council Tax Band
A

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)																																			
315, Golborne Road Ashton-in-Makerfield WIGAN WN4 8XT	Energy rating E	Valid until: 25 October 2025	Certificate number: 8485-7520-0339-2844-0926																																
Property type		Mid-terrace house																																	
Total floor area		95 square metres																																	
Rules on letting this property <p>Properties can be let if they have an energy rating from A to E.</p> <p>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).</p>																																			
Energy efficiency rating for this property <p>This property's current energy rating is E. It has the potential to be C.</p> <p>See how to improve this property's energy performance.</p>		<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p> <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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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.