



**Charles Street, Golborne, Warrington, WA3
3DB**

£219,950

Stone Cross are delighted to bring to the market this **UNIQUE 2 BEDROOM CHARACTER PROPERTY** which was formerly "THE SUNDAY SCHOOL". A **HIDDEN GEM** of a property which has been renovated to a high standard with some original features from the old church restored and reused. Situated in the centre of Golborne; Ideally located for shops and restaurants. Infant, junior and senior schools are all within walking distance. Excellent location for commuting with the East Lancs road and main bus routes to Wigan and Leigh close by. The Property comprises of open plan lounge/kitchen with log fire and oak flooring, WC/Utility room and dining room/reception room with oak flooring to the ground floor. To the first floor there are two bedrooms and a family bathroom. The window ledges and shelves are made from mahogany wood from the organ from the old church next door. Externally to the front there is a driveway providing off road parking and to the rear is an enclosed garden with area laid to lawn and stepping stones made from the old baptism pool which is thought to be over 100 years old.

- **Unique Property**
- **Two Reception Rooms**
- **Log Burner Fire**
- **Two Bedrooms**
- **Off Road Parking**
- **Enclosed Rear Garden**

*****THIS PROPERTY IS NOT TO BE MISSED. CONTACT US NOW TO ARRANGE A VIEWING*****

Entrance

Via wooden arched door.

Lounge/Kitchen

20' 0" x 15' 7" (6.10m x 4.754m) UPVC double glazed church style windows to front elevation, 5 meter volt ceiling with feature 1940's industrial lights, wall mounted radiator, ceiling light point, engineered oak wood flooring, log burner with part tiled wall behind. To the kitchen area there are a range of base and drawer units, quartz worktops, internal fire glass window into reception room/dining room, 6 spotlights, stainless steel sink unit with swan neck filter tap, integrated dishwasher, integrated oven, integrated fridge/freezer. there is a black oak island with gas hob and extractor.

Dining Room/Reception Room

14' 2" x 11' 7" (4.31m x 3.53m) UPVC double glazed french doors to rear elevation, wall mounted radiator, ceiling light point, stairs to first floor and under stairs storage.

WC/Utility Room

6' 3" x 3' 5" (1.90m x 1.04m) Part tiled walls, oak flooring, 2 spotlights, part tiled walls, boiler, washing machine, sink unit and WC.

First Floor

Landing

Ceiling light point and access to loft.

Loft

Insulated.

Bedroom One

10' 10" x 15' 1" (3.30m x 4.59m) Double glazed skylight and internal fireglass window, wall mounted radiator, ceiling light point, 2 wall light points, wardrobe space and tv point.

Bedroom Two

11' 3" x 8' 10" (3.42m x 2.68m) UPVC double glazed window to rear elevation, double glazed skylight, wall mounted radiator, 3 spotlights and tv point.

Bathroom

7' 0" x 6' 2" (2.13m x 1.87m) Heated towel radiator, 3 spotlights, part tiled walls, bath, WC and sink unit.



Outside

Front

Driveway for off road parking and sleeper borders planted with shrubs.

Rear Garden

Enclosed garden with log shed/woodstore, seating area, lawn, paved patio and sleeper borders planted with shrubs. Stepping stones decoration restored from the old baptism pool from the church.

Tenure

Freehold

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.



6/30/22, 10:35 AM

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

Energy performance certificate (EPC)

31a Charles Street
Golborne
WARRINGTON
WA3 3DB

Energy rating
C

Valid until: **1 November 2031**
Certificate number: 6039-2939-4109-0642-0206

Property type: Mid-terrace house

Total floor area: 83 square metres

Rules on letting this property

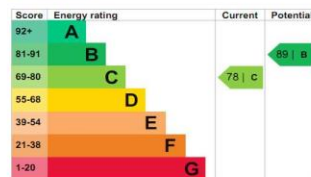
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [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 efficiency rating for this property

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

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



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

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.