



Bank Street, Golborne, WA3 3SA

**Offers in Excess of
£129,950**

Stone Cross Estate Agents are proud to present to you this Three Bedroom Mid Terraced Home, situated in the centre of Golborne. Conveniently located to local transport, shops and schools. Ideal for a first time buyer or an investor. Comprising of an entrance hall, lounge, kitchen/diner to the ground floor and three bedrooms and a bathroom to the first floor. Outside, there are enclosed gardens to the front and rear of the property. **Please Contact Us To Arrange A Viewing 01942 356266**

- *Three Bedrooms*
- *Mid Terraced*
- *Freehold*
- *Enclosed Front and Rear Gardens*
- *Ideal For First Time Buyers Or An Investor*
- *Not Overlooked at the Rear*

Entrance Hall

Via UPVC double glazed door to the front elevation and stairs to the first floor.

Lounge

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to the front elevation, wall mounted radiator, electric fire with surround, ceiling light point, two wall light points and laminate flooring.



Kitchen/Diner

15' 11" x 9' 2" (4.85m x 2.79m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, a variety of wall, base and drawer units, plumbing for washing machine, oven, hob, extractor, space for fridge/freezer, spotlights, ceiling light point, stainless steel sink unit, boiler, tiled flooring, part tiled walls and wall mounted radiator.



First Floor

Landing

Ceiling light point.

Bedroom One

11' 10" x 7' 7" (3.61m x 2.31m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.



Bedroom Two

10' 5" x 6' 0" (3.18m x 1.83m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bedroom Three

6' 1" x 6' 0" (1.85m x 1.83m) UPVC double glazed window to the front elevation and a ceiling light point.

Bathroom

Two UPVC double glazed frosted windows to the rear elevation, three piece suite comprising of a W/C, wash hand basin and a bath with an overhead shower. Ceiling light point and wall mounted radiator.



Outside

Front

Enclosed, laid to lawn, patio to the front door and gate access at the front.

Rear

Enclosed, not overlooked, artificial lawn, patio areas and plants/bushes.

Tenure
Freehold

Council Tax
B

Other Information

Water mains or private? Mains

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not Known

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No



Energy performance certificate (EPC)																																			
42a Bank Street Golborne WARRINGTON WA3 3SA	Energy rating C	Valid until: 3 September 2034	Certificate number: 0350-2784-2410-2504-0165																																
Property type	Mid-terrace house																																		
Total floor area	67 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 rating and score <p>This property's energy rating is C. It has the potential to be B.</p> <p>See how to improve this property's energy efficiency.</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			<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>	
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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.