



**Peter Street, Golborne, WA3 3NW**

**Offers in Excess of  
£159,950**

*Discover the perfect home for first-time buyers with this attractive two-bedroom end-terraced property. Boasting a practical layout, the ground floor comprises a hallway, a lounge, and a spacious kitchen/diner, providing ample space for both relaxation and entertaining. Upstairs, you'll find two bedrooms and a well-appointed bathroom. The property also offers off-road gated parking to the side, ensuring convenience and ease of access. Additionally, the generous-sized garden is perfect for outdoor activities and relaxation. Situated in a great location, this property is within close proximity to various amenities and excellent transport links. Don't miss out on this fantastic opportunity - book a viewing now and take the first step towards owning your dream home.*

- Two Bedroom End Terrace
- Double Fronted
- Kitchen/Diner
- Garden to the side
- Off-Road Parking to the side

## **Entrance**

Via UPVC double glazed frosted door.

## **Hallway**

Stairs to the first floor. Ceiling light point.

## **Lounge**

17' 3" x 15' 5" (5.26m x 4.70m) UPVC double glazed windows to the front and side elevation. Ceiling light point and wall mounted radiator.

## **Kitchen/Diner**

20' 8" x 11' 1" (6.29m x 3.38m) UPVC double glazed windows to the front and side elevation and UPVC double glazed door to the side elevation. A range of fitted wall, base and drawer units. Integrated dishwasher, Stainless steel sink unit with tap, integrated washing machine, oven, induction hob and extractor fan. Wooden flooring, understairs storage, two wall mounted radiator, breakfast bar and two ceiling light points.

## **First Floor**

### **Landing**

### **Bedroom One**

17' 6" x 15' 6" (5.33m x 4.72m) Two UPVC double glazed windows to the front and side elevation. Four down lights and wall mounted radiator.

### **Bedroom Two**

13' 6" x 7' 5" (4.11m x 2.27m) UPVC double glazed window to the side elevation. Ceiling light point and wall mounted radiator.

### **Bathroom**

14' 11" x 7' 10" (4.54m x 2.40m) UPVC double glazed frosted windows to the front and side elevation. Four piece suite comprising of W/C, sink unit shower unit and bath. Part tiled walls, ceiling light point and wall mounted radiator.

## **Outside**

### **Front**

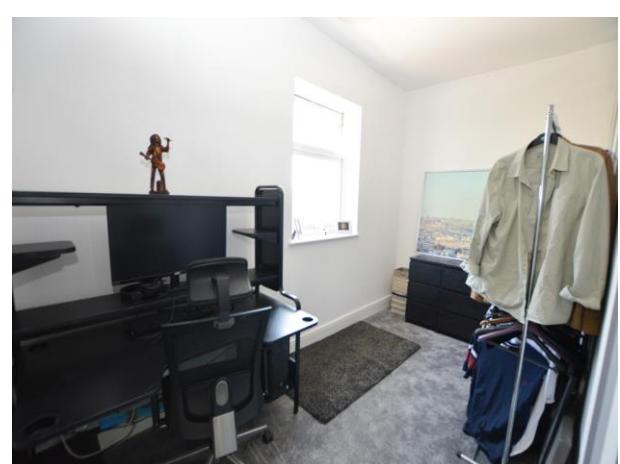
Pavement fronted.

### **Side**

Artificial grass area.

### **Rear Garden**

Enclosed patio area. Off road parking that is gated.



**Outhouse**

Outhouse situated in the garden. Power.

**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.**





GROUND FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

### Energy performance certificate (EPC)

14, Peter Street  
Golborne  
WARRINGTON  
WA3 3NW

Energy rating  
**D**

Valid until: 25 September 2023

Certificate number: 0662-2816-6718-9927-3451

Property type

End-terrace house

Total floor area

84 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 current energy rating is D. It has the potential to be B.

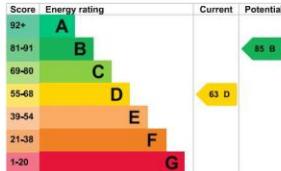
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0662-2816-6718-9927-3451?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.