



Ashton Road, Golborne, WA3 3UN

**Offers in Excess of
£129,950**

Stone Cross Estate Agents are delighted to present to you this charming Three Bedroom End Terrace. Situated just moments away from a plethora of local conveniences such as shops, schools, and bus routes, this property is ideally located. It also offers easy access to The East Lancashire Road (A580) and The National Motorway Network. On the ground floor, you'll find a comfortable lounge, a spacious Kitchen/Diner, a convenient utility room, and a well-appointed bathroom. Upstairs, three inviting bedrooms await. Externally there are enclosed gardens to the front and rear of the property.

*****CONTACT US NOW TO ARRANGE A VIEWING!!*****

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- ***Three Bedrooms***
- ***End Terrace***
- ***Enclosed Rear Garden***
- ***Modern Kitchen***
- ***Modern Bathroom***

Entrance

Via UPVC Double Glazed Door to the Front Elevation.

Lounge

14' 1" x 12' 3" (4.29m x 3.73m) UPVC Double Glazed Window to the Front Elevation, two wall mounted radiators, ceiling light point, wall and base units and fire place with a mantle.

Kitchen/Diner

14' 1" x 11' 3" (4.29m x 3.43m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator, stainless steel sink unit with swan tap, hob, extractor, oven, integrated dishwasher, integrated microwave, wall, base and drawer units, ceiling light point, tiled floor, plumbing for washing machine and stairs to the first floor.

Utility Room

UPVC Double Glazed Door to the Side Elevation, tiled floor, ceiling light point and wall base and drawer units.

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m) UPVC Double Glazed Window to the Side Elevation, three piece suite comprising of a W/C, vanity sink unit with mixer tap and bath with over head shower, ceiling light point, tiled walls and tiled floor.

First Floor**Landing**

Ceiling light point.

Bedroom One

14' 1" x 10' 1" (4.29m x 3.07m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator, ceiling light point and integrated wardrobe.

Bedroom Two

6' 7" x 13' 5" (2.01m x 4.09m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator, ceiling light point, integrated wardrobes and loft access.

Bedroom Three

7' 2" x 8' 4" (2.18m x 2.54m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.

Outside**Front Garden**

Enclosed, patio and stones.



Rear Garden

Enclosed, patio and decking area.

Tenure

Leasehold

Council Tax

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)																																			
48, Ashton Road Golborne WARRINGTON WA3 3UN	Energy rating E	Valid until: 23 April 2024	Certificate number: 2648-6026-6204-4964-2984																																
Property type		end-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).																																			
Energy rating and score This property's current energy rating is E. 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																																	
<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>83 B</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>42 E</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		83 B	69-80	C			55-68	D			39-54	E	42 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.