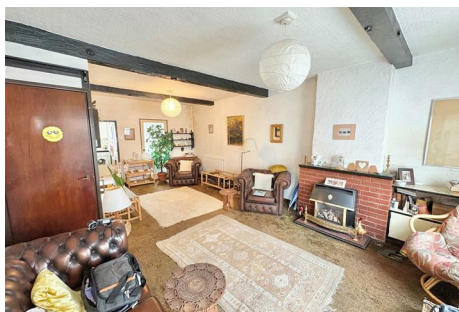


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Railway Road, Golborne

Situated in a well-established residential location with good access to the town centre is this garden fronted 2-bedroom mid-terraced house with a courtyard style yard to the rear

Asking Price £115,000

5 Railway Road

Golborne, WA3 3BY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

23'5 (max) x 13'5 (max). (7.01m'1.52m (max) x 3.96m'1.52m (max).)
TV point. Gas fire. Radiator.

KITCHEN

7'1 (max) x 5'9 (max) (2.13m'0.30m (max) x 1.52m'2.74m (max))
Fitted with base units and wall cupboards. Sink with mixer taps. Plumbing for washing machine.

KITCHEN

7'5 (max) x 6'5 (max) (2.13m'1.52m (max) x 1.83m'1.52m (max))
Fitted with wall and base units. Door to rear of property

FIRST FLOOR:

BEDROOM

13'5 (max) x 11'9 (max) (3.96m'1.52m (max) x 3.35m'2.74m (max))
Radiator.

BEDROOM

11'1 (max) x 8'8 (max) (3.35m'0.30m (max) x 2.44m'2.44m (max))
Radiator.

FAMILY BATHROOM

7'1 (max) x 5'9 (max) (2.13m'0.30m (max) x 1.52m'2.74m (max))
Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE:

The property is garden fronted with a private enclosed courtyard style area to the rear.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

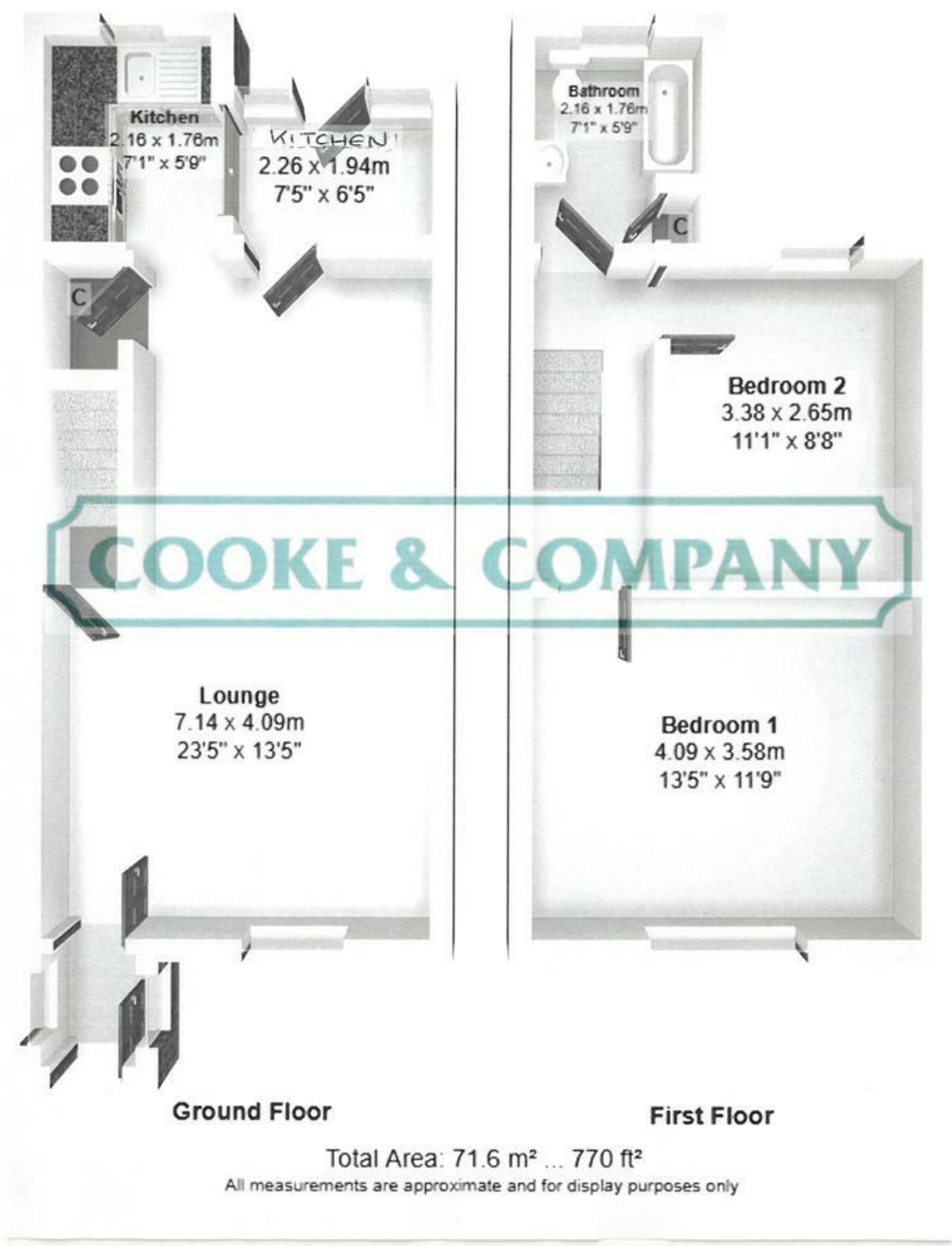


Directions
WA3 3BY



Floor Plan

5 Railway Road, Golborne



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC