





Cross Street
Golborne
WA3 3PD

Offers in Excess of £
234,000.00

bettermove

Cross Street - Golborne

Bettermove are proud to present this 4 bedroom terraced house in Golborne.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway, at the rear of the property.

The council tax band is B.

The interior of this well presented property comprises two reception rooms, dining room, and a fitted kitchen. The first floor consists of four bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The exterior boasts a private rear garden, laid with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Golborne, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Newton-le-Willows train station, a variety of bus routes, and quick access to M6.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	3	Leasehold









Floor Plan


Ground Floor
Approx. 67.1 sq. metres (721.9 sq. feet)
Kitchen
3.74m x 2.68m
(12'3" x 8'10")
Dining Room
3.74m x 4.12m
(12'3" x 13'6")
Hall
Sitting Room
3.79m x 3.41m
(12'5" x 11'2")
Lounge
3.79m x 4.12m
(12'5" x 13'6")
Porch
First Floor
Approx. 67.1 sq. metres (722.2 sq. feet)
Bathroom
3.76m x 2.69m
(12'4" x 8'10")
En-suite
Bedroom 2
3.76m x 2.98m
(12'4" x 9'9")
Landing
Bedroom 3
3.77m x 2.25m
(12'4" x 7'5")
Bedroom 4
2.72m x 2.18m
(8'11" x 7'2")
Bedroom 1
3.77m x 4.16m
(12'4" x 13'8")

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		77
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		72
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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