



CHARLES STREET  
GOLBORNE

£850

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Charles Street, Golborne, WA3 3DD

## PROPERTY DETAILS

**\*\*VIDEO TOUR\*\* - \*\*AVAILABLE 29-07-24\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for rental this well presented, deceptively spacious **THREE BEDROOM** semi detached family home situated in the centre of Golborne, ideally located for a range of shops and restaurants. Infant, Junior and senior schools are all within walking distance. Available now on an unfurnished basis, the spacious accommodation comprises; Entrance porch, a welcoming entrance hallway, a spacious bay fronted living room, a good sized dining room and modern fitted kitchen. To the first floor there are three large bedrooms and a recently updated three piece family bathroom. Externally to the front of the property, there is a paved enclosed garden whilst to the rear, there is a low maintenance paved garden suitable for a table and chairs during those summer months. Positioned in an excellent location, convenient for commuting with the East Lancs and main bus routes to Wigan and Leigh close by. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information.

## NOTE

This property is available 29-07-24 on an unfurnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

## TERMS

All photographs are provided for guidance only.  
Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: PropertyMark – C0124317

EPC Grade:- D  
Council Tax Band - B  
Tenure – Leasehold

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92+) <b>A</b>                              |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 56  | 79        |

EU Directive 2002/91/EC

