



LIGHTSHAW LANE, GOLBORNE, WA3
£1,800 per month*

Carter Jonas

LIGHTSHAW BARN, LIGHTSHAW LANE, GOLBORNE, WARRINGTON, WA3 3UJ

A Grade II listed detached barn conversion situated within the town of Golborne.

- Four Bedrooms
- Three Reception Rooms
- Kitchen
- Ensuite shower room
- Bathroom
- Gardens
- Off Road Parking
- Unfurnished

THE PROPERTY

Accommodation comprising open plan kitchen/dining room/family room, living room dining room, utility room and downstairs cloakroom. To the first floor are four bedrooms, ensuite shower room and separate family bathroom. From the second bedroom spiral staircase leads to a balcony/study overlooking the bedroom.

Externally there is a gravelled driveway, car port, outbuilding, gardens and small paddock.

Available mid January 2025 for a 12 month tenancy unfurnished.

EPC - C Council Tax Band F - Please see Wigan Council for current costs

No access to loft. Mains water connected to the property. Drainage is to a private treatment in front field. Heating is via Air Source Pump.

Internet & Mobile: Further availability and speeds can be found at checker.ofcom.org.uk

Flood zone 3 - High Risk

At a rent of £1800 per calendar month

Holding deposit of 1 weeks rent £415

Security deposit of 5 weeks rent £2076

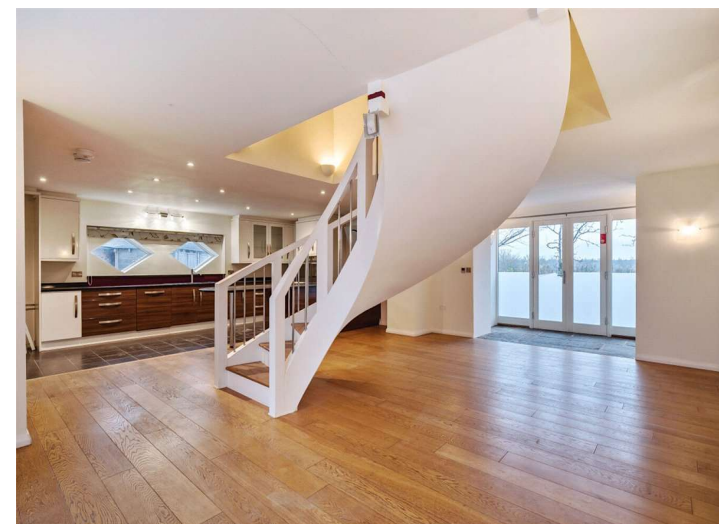
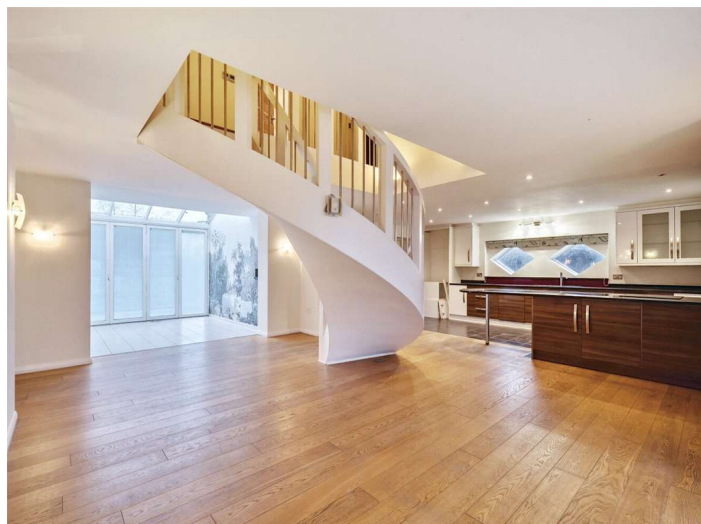


ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band F
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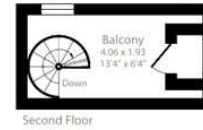
Lightshaw Lane, Golborne, Warrington, WA3

Approximate Area = 2665 sq ft / 247.5 sq m (excludes balcony)

Limited Use Area(s) = 289 sq ft / 26.8 sq m

Total = 2954 sq ft / 274.3 sq m

For identification only - Not to scale



Second Floor



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1221839



IMPORTANT INFORMATION

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