



Summernote Close, Golborne, WA3 3WL

Offers Over £219,950

ESTAS AWARD WINNING 'BEST NORTH WEST ESTATE AGENT'. CONTACT US IF YOU HAVE A SIMILAR PROPERTY TO SELL!! Situated on the edge of the village of Golborne sits this well presented, spacious, link detached family home. Well positioned for The East Lancashire Road (A580) which opens up a wide selection of commuting possibilities. A short walk from a full range of amenities that Golborne has to offer ie shops, schools, public house/eateries and close to a selection of relaxing walks. This property comprises of entrance hall, wc, lounge, open plan kitchen/diner/family room, master and second bed to the first floor with family bathroom. Two further rooms and separate shower room to the top floor. Externally there is a stoned garden and driveway leading to garage to the front and to the rear there is an enclosed, well maintained laid to lawn garden and patio area.

- **Spacious Family Home**
- **Open Plan Kitchen/Diner**
- **Four Bedrooms**
- **Lounge**
- **Well Maintained Gardens**
- **Viewing Highly Recommended**

Entrance

UPVC double glazed frosted door leading to hall.

Hall

Oak wood floor, wall mounted radiator, spot lighting and stairs to first floor.

Ground floor WC

UPVC double glazed frosted window to the front elevation, wall mounted radiator, Oak wood floor, wc and sink unit.

Lounge

16' 7" x 10' 3" (5.05m x 3.12m) UPVC double glazed window to the front elevation and wall mounted radiator.

Kitchen/Diner

17' 5" x 17' 1" (5.297m x 5.195m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, 3 x UPVC double glazed skylights to the roof. Wall, base, drawer units with quartz worktops. 1.5 bowl stainless steel sink unit. Integrated hob, microwave oven, double oven, plumbing for washing machine, wine cooler, space for double fridge freezer. Speaker system and lighting to under units. 14 spotlights to ceiling, 2 x wall mounted radiator.

First Floor

Landing

Wall mounted radiator.

Bedroom One

12' 1" x 10' 7" (3.68m x 3.22m) UPVC double glazed window to the front elevation, wall mounted radiator and built in wardrobes.

En Suite

10' 10" x 4' 4" (3.30m x 1.32m) Wall mounted radiator, tiled floor, wc, sink unit and one and a half shower cubicle with mains shower.

Bedroom Two

17' 6" x 8' 2" (5.33m x 2.49m) Two UPVC double glazed windows to the rear elevation, wall mounted radiator and built in wardrobes.

Bathroom



UPVC double glazed frosted window to the front elevation, wall mounted radiator, tiled floor, three piece suite with mixer shower taps.

Top Floor

Bedroom Three

10' 8" x 10' 4" (3.25m x 3.15m) UPVC double glazed window to the front elevation, wall mounted radiator and loft access.

Shower Room

Wall mounted radiator, wc, sink unit and shower cubicle incorporating mains shower.

Bedroom Four

10' 11" x 8' 8" (3.32m x 2.64m) UPVC double glazed window to the rear elevation, wall mounted radiator and built in cupboard.

Outside

Front

Stoned front and driveway for off road parking leading to garage. Garage with up and over door, power and lighting.

Rear

Well maintained, enclosed laid to lawn garden and patio area.

Council Tax Band

E.

Tenure

Leasehold.

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



15, Summerville Close, Golborne, WARRINGTON, WA3 3WL

Dwelling type: Detached house
Date of assessment: 29 March 2014
Date of certificate: 02 April 2014

Reference number: 8974-6127-5770-1191-0922
Type of assessment: RdSAP, existing dwelling
Total floor area: 119 m²

Use this document to:

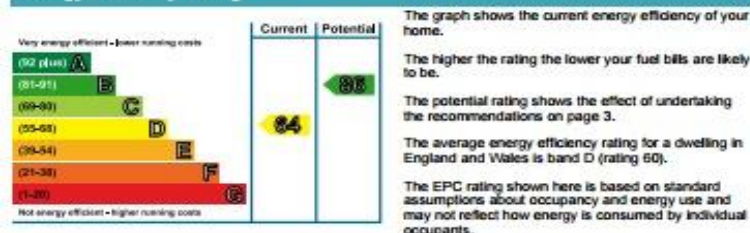
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|-------------------------------------------------|---------|
| Estimated energy costs of dwelling for 3 years: | £ 3,183 |
| Over 3 years you could save | £ 1,251 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 360 over 3 years | £ 201 over 3 years | |
| Heating | £ 2,310 over 3 years | £ 1,488 over 3 years | |
| Hot Water | £ 513 over 3 years | £ 243 over 3 years | |
| Totals | £ 3,183 | £ 1,932 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---------------------------------------------|-----------------|------------------------------|---------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 727 | ✓ |
| 2 Draught proofing | £80 - £120 | £ 101 | ✓ |
| 3 Low energy lighting for all fixed outlets | £75 | £ 135 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.