



**Barrowdale Road, Golborne, Warrington, WA3
3LW**

**Offers in Excess of
£159,950**

Stone Cross Estate Agents presents a golden opportunity for first-time buyers and investors to purchase **THIS THREE BEDROOM SEMI DETACHED HOME** in need of refurbishments and is being sold with **NO CHAIN**. Located within close proximity to all of the local amenities Golborne has to offer i.e. shops, schools and bus networks. Close to The East Lancashire Road (A580) and The national motorway networks. The property comprises of entrance hall, lounge, dining room and kitchen to the ground floor and to the first floor there are three bedrooms and a family bathroom. Outside, a front garden and a driveway sit on the front of the property leading to a detached garage and garden at the rear complete the package. Don't miss out on this fantastic opportunity! *****CONTACT US NOW TO ARRANGE A VIEWING*****

- Three Bedrooms
- Semi-Detached
- Two Reception Rooms
- **NO CHAIN!!**
- Driveway
- Garage

Entrance Hall

Via UPVC Double Glazed Door to the Side Elevation, UPVC Double Glazed Frosted Window to the Rear Elevation, wall mounted radiator, ceiling light point and stairs to the first floor.

Lounge

14' 10" x 10' 7" (4.51m x 3.22m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator and ceiling light point.

Dining Room

10' 7" x 9' 5" (3.22m x 2.87m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator and ceiling light point.

Kitchen

11' 3" x 6' 9" (3.44m x 2.05m) UPVC Double Glazed Window to the Rear Elevation, UPVC Double Glazed Door to the Rear Elevation, spotlights, part tiled walls, stainless steel sink unit with swan tap, cupboard housing the boiler, wall, base and drawer units, space for cooker, space for washings machine and space for fridge/freezer.

Frist Floor**Landing****Bedroom One**

12' 9" x 10' 6" (3.88m x 3.21m) UPVC Double Glazed Window to the Front Elevation, ceiling light point and wall mounted radiator.

Bedroom Two

11' 7" x 10' 6" (3.54m x 3.21m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator and ceiling light point.

Bedroom Three

9' 9" x 6' 9" (2.96m x 2.06m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.

Bathroom

6' 8" x 6' 4" (2.04m x 1.92m) UPVC Double Glazed Window to the Rear Elevation, tiled walls, three piece suite comprising of a W/C, wash hand basin and a bath with overhead shower, ceiling light point and wall mounted radiator.



Outside

Front Garden

Driveway leading to double garage and laid to lawn area.

Rear Graden

Garage, patio and laid to lawn area with bushes and trees.

Tenure

Freehold

Council Tax

A

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.



1/14/22, 11:10 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

26, Barrowdale Road Golborne WARRINGTON WA3 3LW	Energy rating E	Valid until: 16 May 2023 Certificate number: 9538-1028-7295-0687-5984
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Property type	Semi-detached house
Total floor area	88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9538-1028-7295-0687-5984?print=true>

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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.