



## **Waltersgreen Crescent, Golborne, WA3 3WA**

**Offers in Excess of  
£325,000**

**Stone Cross Estate Agents are thrilled to present this charming four-bedroom detached house, located in a highly sought-after residential estate in Golborne. Ideally positioned on a main bus route and within easy reach of the East Lancashire Road (A580) and M6 motorway, this home is perfect for commuters. The ground floor features a welcoming entrance vestibule, a spacious open-plan lounge/kitchen/diner, an additional reception room, W/C and a bedroom. Upstairs, you'll find three well-proportioned bedrooms, the master benefiting from an ensuite and a family bathroom. Outside, the property boasts a private rear garden with an outdoor bar, access down both sides of the property leading to the driveway for ample off road parking at the front. **\*\*PLEASE CONTACT US TO ARRANGE A VIEWING\*\*****

- **Four Bedrooms**
- **Detached**
- **Three Bathrooms**
- **Driveway For Four Cars**
- **Enclosed Rear Garden**
- **Lounge/Diner**

### **Entrance Vestibule**

Composite Door to the front elevation and a ceiling light point.

### **Lounge/Diner**

23' 2" x 10' 10" (7.06m x 3.3m) UPVC double glazed window to the front elevation, two wall mounted radiators, laminate floor and two ceiling light points.

### **Kitchen**

Aluminum double glazed bifold doors to the rear elevation, spotlights, induction hob, three ceiling light points, part tiled walls, laminate floor, two integrated fridge/freezers, skylights, integrated dish washer, washing machine and dryer, integrated oven and grill and a wall mounted radiator.

### **Reception Room**

8' 2" x 15' 9" (2.5m x 4.8m) UPVC double glazed bay window to the front elevation, electric fire, spotlights, ceiling light point and a wall mounted radiator.

### **W/C**

W/C, sink unit, ceiling light point, tiled walls, tiled flooring and a heated towel radiator.

### **Bedroom 3**

10' 6" x 8' 2" (3.2m x 2.5m) UPVC double glazed frosted window to the front elevation, ceiling light point and a wall mounted radiator.

### **Upstairs**

### **Bedroom One**

11' 2" x 10' 6" (3.4m x 3.2m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and an integrated wardrobe leading to an ensuite.

### **Ensuite**

UPVC double glazed frosted window to the side elevation, W/C, wet room, ceiling light point and a heated towel radiator.

### **Bedroom Two**

11' 6" x 8' 6" (3.5m x 2.6m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

### **Bedroom Four**

7' 7" x 8' 2" (2.3m x 2.5m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.





### **Bathroom**

7' 10" x 7' 10" (2.4m x 2.4m) UPVC double glazed frosted window to the rear elevation, spotlights, part tiled walls, bath, W/C, wall mounted radiator, tiled flooring and a vanity sink unit.

### **Outside**

#### **Front**

Four car driveway and spotlights.

#### **Rear**

Outdoor bar with an electric fire, skylights, laminate flooring and electricity points. Artificial lawn, access down both sides of the house and borders.

### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Sky, FTTP

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

### **Tenure**

Freehold

### **Council Tax**

C

**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.**





Total area: approx. 129.5 sq. metres (1394.3 sq. feet)  
This floor plan is for guidance purposes only.  
Plan produced using PlanIt.

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

### Energy performance certificate (EPC)

49 Watersgreen Crescent Goborne WARRINGTON WA3 3WA	Energy rating <b>C</b>	Valid until: <b>9 February 2035</b>
		Certificate number: <b>1035-0522-0400-0783-6206</b>

Property type: Detached house  
Total floor area: 108 square metres

### Rules on letting this property

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

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 rating and score

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

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

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/1035-0522-0400-0783-6206?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.