



Harvey Lane, Golborne, Warrington, WA3 3QW

**Offers in Excess of
£159,950**

Nestled in this sought after area of Golborne, is this TWO BEDROOM MIDDLE TERRACE PROPERTY situated close to all of the local amenities that Golborne Village has to offer i.e shops, primary/secondary schools, excellent bus routes and a stones throw away from Haydock Park Race Course. Golborne Village is also well located for ease of access to The East Lancashire Road and the Motorway Network. The property comprises of entrance vestibule, hall, lounge, kitchen and bathroom to the ground floor and to the first floor there are two bedrooms and a family bathroom. Externally there is an enclosed paved area to the front and to the rear is an enclosed paved garden with double gate access for off road parking.

*****VIEWING HIGHLY RECOMMENDED. CONTACT US TO
ARRANGE AN APPOINTMENT *****

- **Mid Terrace**
- **Two Bedrooms**
- **Two Bathrooms**
- **Enclosed Rear Yard**
- **Sought After Location**
- **Ideal Purchase for First Time Buyer**

Entrance

Via UPVC double glazed composite door into vestibule.

Vestibule

Part tiled walls and tiled floor with door leading into the hall.

Hallway

Wall mounted radiator, ceiling light point, tiled floor and stairs to first floor.

Lounge

13' 10" x 12' 2" (4.219m x 3.711m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and electric fire with mantle.

Kitchen

15' 7" x 10' 10" (4.746m x 3.296m) Wooden double glazed window to rear elevation, wall mounted radiator, two ceiling light points, part tiled walls, tiled floor and under stair storage. There are a range of wall, base and drawer units, gas oven, hob, extractor, plumbing for washing machine, space for fridge/freezer and stainless steel sink unit.

Downstairs Bathroom

7' 0" x 9' 0" (2.143m x 2.746m) UPVC wood effect double glazed frosted window to rear elevation, wall mounted radiator, ceiling light point, part tiled walls, tile effect laminate floor, bath with hand held shower, separate shower, sink unit and WC.

Inner Hall - Kitchen to Bathroom

UPVC door, ceiling light point and tiled flooring.

First Floor**Landing**

Two ceiling light points and loft access.

Bedroom One

13' 7" x 11' 8" (4.151m x 3.568m) Measurements are up to fitted wardrobes. UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and steps to fitted wardrobes.

Bedroom Two

10' 11" x 7' 3" (3.317m x 2.218m) UPVC wood effect double glazed window to rear elevation, wall mounted radiator, ceiling light point and laminate flooring.



Bathroom

10' 11" x 7' 11" (3.315m x 2.417m) UPVC wood effect double glazed frosted window to rear elevation, heated towel radiator, ceiling light point, heated towel radiator, part tiled walls, bath with handheld shower and overhead shower, WC and sink unit.

Loft Room

Loft has been renovated with wooden flooring and plasterboard walls and ceiling, downlights and electric socket.

Outside**Front Garden**

Enclosed paved area with gate access

Rear Garden

Enclosed paved garden, double gate access providing off road parking

Tenure

Leasehold

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.

Disclaimer

Please note the vendor of this property is related to a staff member.



| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|--|-----------|---------------|---------|-----------|-----|---|--|--|-------|---|--|--------|-------|---|--|--|-------|---|--------|--|-------|---|--|--|-------|---|--|--|------|---|--|--|
| 141, Harvey Lane Golborne WARRINGTON WA3 3QW | Energy rating D | Valid until: 18 May 2023 Certificate number: 8767-7325-0190-4825-5996 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Mid-terrace house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 86 square metres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rules on letting this property <p>Properties can be let if they have an energy rating from A to E.</p> <p>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).</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy efficiency rating for this property <p>This property's current energy rating is D. It has the potential to be B.</p> <p>See how to improve this property's energy performance.</p> | | <p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>86 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>60 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | 86 B | 69-80 | C | | | 55-68 | D | 60 D | | 39-54 | E | | | 21-38 | F | | | 1-20 | G | | |
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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.