



**Stone Cross**  
ESTATE AGENTS

**Harvey Lane, Golborne, WA3 3QL**

**£324,950**

Stone Cross Estate Agents proudly present a captivating Three Bedroom Semi-Detached Family Home, nestled in Golborne's highly sought-after locale. This gem is a stone's throw from Golborne Village's conveniences – shops, schools, and excellent bus routes. With easy access to the East Lancashire Road and the motorway network, this location is perfect. Step inside to discover an inviting entrance hall, a cozy lounge, and an open-plan kitchen with dining area and additional lounge area on the ground floor. Upstairs, three bedrooms await, one boasting a walk-in wardrobe. A family bathroom completes the interior. Outside, a front garden with a patio driveway providing ample amounts of off road parking for up to three cars and a secluded, non overlooked rear garden which over looks fields creates the perfect beckon for scenic relaxation, the rear also houses a detached garage. Easy access dog walking. Your dream home awaits – seize the opportunity! Floorplan for the property will be available soon. **\*\*CONTACT US NOW TO ARRANGE A VIEWING!!\*\***

- **Three Bedrooms**
- **Semi-Detached**
- **Sought After Location**
- **Driveway**
- **Enclosed Rear Garden**
- **Not Overlooked at the Rear**
- **Garage**

### **Entrance**

*Via UPVC double glazed door to the front elevation, wall mounted radiator, ceiling light point and UPVC double glazed window to the side elevation.*

### **Lounge**

*15' 0" x 13' 1" (4.57m x 3.98m) UPVC double glazed bay window to the front elevation, ceiling light point, wall mounted radiator, two wall light points and oak flooring.*



### **Kitchen/Diner**

*18' 9" x 16' 3" (5.71m x 4.95m) UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, a variety of wall, base and drawer units, Island with base and drawer units, UPVC double glazed French door to the rear elevation, oak flooring, part tiled walls, Ranger oven and extractor, one and a half sink unit with mixer tap, LED spotlights throughout, integrated dishwasher, integrated washing machine, integrated fridge/freezer. UPVC double glazed window to the side elevation, oak flooring, under stairs storage, spotlights and two wall mounted radiators.*



### **First Floor**

#### **Landing**

*UPVC double glazed windows to the side elevation, two ceiling light points and loft access.*



#### **Bedroom One**

*11' 1" x 13' 1" (3.38m x 3.98m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and integrated wardrobe.*

#### **Walk-in Wardrobe**

*4' 3" x 8' 2" (1.30m x 2.48m) Spotlights.*



#### **Bedroom Two**

*8' 10" x 9' 5" (2.69m x 2.88m) Two UPVC double glazed windows one to the side elevation and one to the rear elevation, wall mounted radiator and ceiling light point.*

#### **Bedroom Three**

*16' 8" x 8' 0" (5.07m x 2.44m) UPVC double glazed window to the rear elevation, wall mounted radiator and two ceiling light points.*

#### **Bathroom**

*8' 6" x 4' 11" (2.58m x 1.50m) UPVC double glazed frosted window to the side elevation, W/C, P shaped bath with waterfall overhead shower, part tiled walls, tiled floor, hand towel radiator, spotlights and base units.*

## **Outside**

### **Front Garden**

Driveway with patio, stones and access to the rear.

### **Rear Garden**

Enclosed, low maintenance, not over looked, patio, boarders with trees, plants and bushes.

### **Garage**

Detached, dryer, UPVC double glazed door and window to the side.

### **Tenure**

Leasehold

### **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.**



Energy performance certificate (EPC)																																		
124 Harvey Lane GOLBORNE WA3 9QL	Energy rating <b>C</b>	Valid until: <b>25 October 2033</b>																																
Certificate number: 6637-8420-6309-0737-1226																																		
Property type	Semi-detached house																																	
Total floor area	128 square metres																																	
<b>Rules on letting this property</b> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read <a href="#">guidance for landlords on the regulations and exemptions</a> (<a href="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</a>).</p>																																		
<b>Energy rating and score</b> <p>This property's current energy rating is C. It has the potential to be B.</p> <p><a href="#">See how to improve this property's energy efficiency.</a></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></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></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			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>
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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.