



## ***Farm Croft Drive, Warrington***

***Offers in Excess of  
£229,950***

***Stone Cross are delighted to bring to the market this newly built 3 bed semi-detached family home, which is situated in a popular location in Golborne. The estate is within walking distance from all of the amenities that Golborne/Lowton Villages has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within proximity to The East Lancashire Road (A580). The property comprises of lounge/diner, Kitchen and WC to the ground floor and to the first floor there are three bedrooms and a family bathroom. Outside to the front there is a small garden laid to lawn and a driveway to the side providing off road parking and to the rear is an enclosed lawned area and paved patio area.***

- ***Semi-Detached***
- ***3 Bedrooms***
- ***Downstairs W/C***
- ***Rear Enclosed Garden***
- ***Driveway***

***\*\*\*VIEWING IS HIGHLY RECOMMENDED\*\*\****

### **Entrance Hallway**

Via UPVC composite door into the hall, wall mounted radiator, ceiling light point, tiled floor and stairs to first floor.

### **Lounge/Diner**

14' 5" x 14' 4" (4.39m x 4.37m) UPVC double glazed french door to rear elevation, UPVC double glazed window either side, wall mounted radiator, ceiling light point and storage cupboard.

### **Kitchen**

11' 1" x 7' 4" (3.38m x 2.23m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, tiled floor. A range of wall, base and drawer units, 5 spotlights on base units, integrated fridge freezer, integrated dishwasher, integrated oven and microwave, gas hob and extractor, one and half stainless steel sink unit with swan neck tap.

### **Downstairs W/C**

6' 3" x 2' 11" (1.90m x 0.89m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls and tiled floor, sink unit and W/C.

### **First Floor**

### **Landing**

Loft access and ceiling light point.

### **Bedroom One**

13' 7" x 7' 10" (4.14m x 2.39m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

### **Bedroom Two**

11' 10" x 7' 10" (3.60m x 2.39m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

### **Bedroom Three**

9' 1" x 6' 2" (2.77m x 1.88m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

### **Bathroom**

6' 3" x 6' 2" (1.90m x 1.88m) UPVC double glazed frosted window to front elevation, heated towel rail, ceiling light point, tiled floor, part tiled walls, 3 piece suite with sink unit, W/C and bath with over head waterfall shower.



## **Outside**

### **Front Garden**

Laid partly to lawn and a driveway to the side providing off road parking.

### **Rear Garden**

Enclosed rear garden with area laid to lawn and patio area and a shed.

### **Tenure**

Freehold

### **Council Tax**

B

**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.**







3/4/2021

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

## Energy performance certificate (EPC)

60, Farm Croft Drive Golborne WARRINGTON WA3 3YJ	<b>Energy rating</b> <div style="font-size: 48pt; font-weight: bold; text-align: center;">B</div>
<b>Valid until</b> 16 February 2030	<b>Certificate number</b> 0464-3893-7326-2190-5735

**Property type**  
Semi-detached house

**Total floor area**  
67 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 B. It has the potential to be A.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0464-3893-7326-2190-5735>

1/6

**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.