



**Halewood Avenue, Golborne WA3 3RH**

**Offers in Excess of  
£169,950**

***This is an ideal opportunity to purchase with NO CHAIN this THREE BEDROOM SEMI DETACHED family home in a well sought after area of Golborne. The property comprises of entrance hall, lounge and kitchen/diner to the ground floor and three bedrooms and family bathroom to the first floor. Externally to the front there is a well maintained front garden and a driveway offering off road parking leading to a detached garage and to the rear is a spacious enclosed garden with patio, and lawn areas great for having family and friends round of an evening. The property is positioned close to a range of local amenities that the village has to offer i.e shops, schools, recreational grounds and the main bus route which offers excellent links to all neighbouring towns. Also a short distance away from The East Lancashire Road (A580). WE HIGHLY RECOMMEND YOU VIEW THIS PROPERTY, CALL STONE CROSS ESTATE AGENTS NOW!! QUICK BEFORE IT GOES!***

- **Semi-Detached House**
- **Kitchen/Diner**
- **Three Bedrooms**
- **Enclosed Rear Garden**
- **Detached Garage**
- **NO CHAIN**

### **Entrance**

Entrance Via UPVC double glazed door to hallway. Hallway with stairs to first floor, ceiling light point and wall mounted radiator.

### **Lounge**

14' 3" x 11' 6" (4.337m x 3.506m) UPVC double glazed window to the front elevation. Ceiling light point and wall mounted radiator.

### **Kitchen/Diner**

14' 8" x 8' 11" (4.46m x 2.715m) UPVC double glazed window to the rear elevation. UPVC double glazed french door to the rear elevation. A range of fitted wall, base and drawer units. Oven, hob and extractor fan. Stainless steel sink unit and mixer tap. Plumbing for washing machine and space for dishwasher. Space for fridge/freezer. Part tiled walls and tiled flooring. Under stair storage. Two ceiling light points and wall mounted radiator.

### **Landing**

UPVC double glazed window to the side elevation. Ceiling light point and loft access.

### **Bedroom One**

8' 5" x 12' 9" (2.569m x 3.881m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

### **Bedroom Two**

10' 10" x ' ' (3.293m x m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

### **Bedroom Three**

6' 0" x 9' 2" (1.835m x 2.789m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

### **Bathroom**

6' 0" x 5' 5" (1.829m x 1.663m) UPVC double glazed window to the rear elevation. Three piece suite comprising of W/C, sink unit and bath with over head shower. Part tiled walls. Ceiling light point and wall mounted radiator.





## **Outside**

### **Front**

*Driveway, laid to lawn and partly enclosed.*

### **Rear Garden**

*Block paving, laid to lawn, stones and patio area.  
Enclosed.*

### **Garage**

*Detached. Up and over door. Power and lighting.*

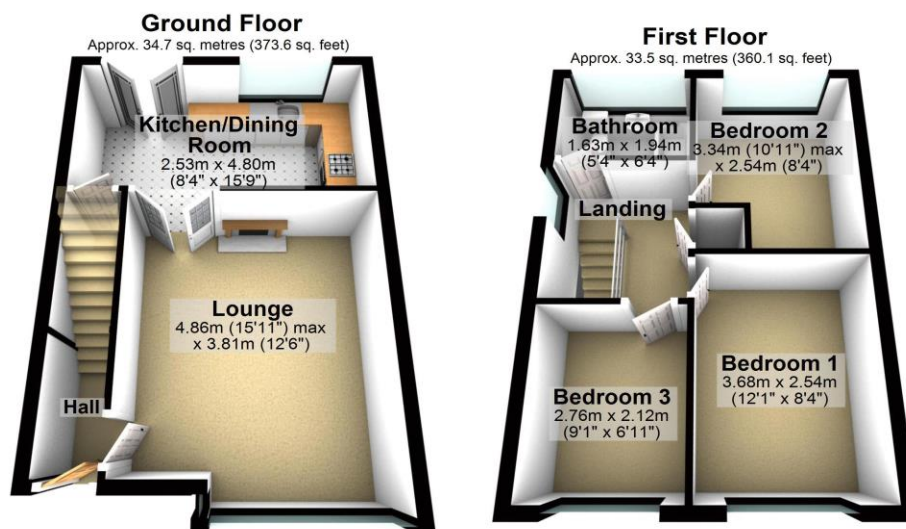
### **Council Tax Band**

*B.*

### **Tenure**

***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. 68.2 sq. metres (733.8 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

#### Energy performance certificate (EPC)

33 Halewood Avenue Golborne WARRINGTON WA3 3RH	Energy rating <b>D</b>	Valid until: 22 February 2032 Certificate number: 2224-3013-5202-6672-7200
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Property type: Semi-detached house

Total floor area: 67 square metres

#### Rules on letting this property

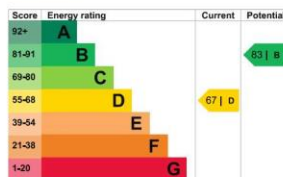
Properties can be rented if they have an energy rating from A to E.

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 D. 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

**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.