



**Nook Lane, Golborne, WA3 3JW**

**Offers in Excess of  
£179,950**

**Stone Cross Estate Agents are delighted to present to you this stunning Two Bedroom Semi-Detached Home, situated close to local amenities and schools, ideal for first time buyers. The home is immaculately presented throughout. Comprising of an inviting entrance hall, cozy lounge, well appointed kitchen and a gorgeous conservatory all located on the ground floor. Upstairs there are two bedrooms and a family bathroom. Outside, the front boasts an enclosed laid to lawn garden and the rear showcases an enclosed laid to lawn garden with paved patio areas ideal for entertaining. Don't miss out on this beautiful home! \*\*Please Contact Us To Arrange A Viewing 01942 356266\*\***

- **Two Bedrooms**
- **Semi-Detached**
- **Two Reception Rooms**
- **Enclosed Front and Rear Gardens**
- **Conservatory**
- **Outdoor Space Perfect For Entertaining**



### **Entrance Hall**

Via UPVC double glazed frosted door to the front elevation, laminate flooring, ceiling light point, wall mounted radiator and stairs to the first floor.

### **Lounge**

17' 11" x 10' 0" (5.46m x 3.05m) UPVC double glazed bay window to the front elevation, two wall mounted radiators, gas fire, spotlights, laminate flooring and French doors leading into the conservatory.

### **Conservatory**

12' 4" x 8' 4" (3.76m x 2.54m) Brick and UPVC construction, UPVC double glazed windows to the surround, UPVC double glazed French doors to the side elevation leading into the rear garden and laminate flooring.

### **Kitchen/Diner**

14' 9" x 10' 3" (4.49m x 3.12m) Two UPVC double glazed windows to the front and rear elevations, a variety of wall, base and drawer units, fridge/freezer, oven, hob, extractor, stainless steel sink unit with a mixer tap, plumbing for washing machine, part tiled walls, laminate flooring, two storage cupboards, spotlights and UPVC double glazed door to the rear elevation.

### **First Floor**

#### **Bedroom One**

14' 11" x 10' 4" (4.54m x 3.15m) Two UPVC double glazed windows to the front and rear elevations, spotlights and wall mounted radiator.

#### **Bedroom Two**

10' 4" x 9' 10" (3.15m x 2.99m) Two UPVC double glazed windows to the front and side elevations, spotlights, wall mounted radiator, loft access and access to the boiler via storage cupboard.

### **Bathroom**

UPVC double glazed frosted window to the side elevation, heated towel rail, spotlights, tiled walls, tiled flooring, fitted three piece suite comprising of a W/C, vanity sink unit and a corner shower unit.

### **Outside**

#### **Front**

The front is enclosed with a laid to lawn garden with bushes and shrubs and a patio path leading to the front door gate which has access to the rear garden.



**Rear**

*The rear is enclosed with laid to lawn, paved patio and stone areas ideal for entertaining.*

**Tenure**

*Freehold*

**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.***

**Other Information**

*Water mains or private? Mains*

*Parking arrangements? None*

*Flood risk? No*

*Coal mining issues in the area? No*

*Broadband how provided? Not known*

*If there are restrictions on covenants? No*

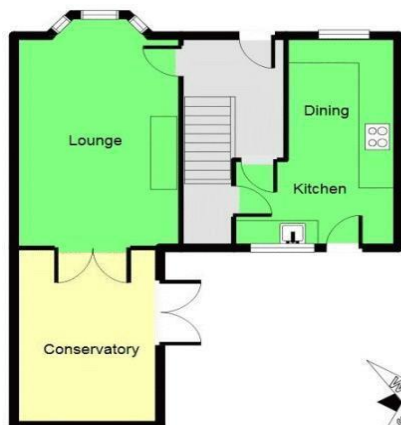
*Is the property of standard construction? Yes*

*Are there any public rights of way? No*

*Safety Issues? No*



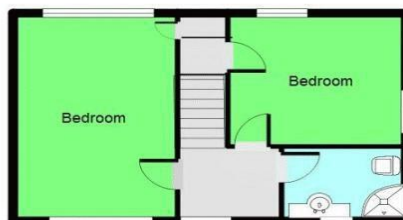




*GROUND FLOOR*



*82 NOOK LANE  
GOLBORNE  
WA3 3JW*



*FIRST FLOOR*

#### Energy performance certificate (EPC)

82, Nook Lane Golborne WARRINGTON WA3 3JW	Energy rating <b>D</b>	Valid until: 12 January 2026
		Certificate number: 8436-7129-1440-1337-2996
Property type		Semi-detached house
Total floor area		72 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 D. 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



**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.