



***Farm Croft Drive, Golborne, WA3 3YJ***

***Offers in Excess of  
£199,995***

***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 ie 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, kitchen/diner, WC to the ground floor and to the first floor are three bedrooms with the master benefiting from an en-suite and family bathroom. Outside to the front there is a laid to lawn garden, driveway providing off road parking and to the rear is an enclosed artificial lawned area and 2 paved patio areas.***

- ***Semi-Detached Property***
- ***Lounge***
- ***Kitchen/Diner***
- ***Three Bedrooms***
- ***En-Suite to Master Bed***
- ***Gardens Front/Rear & Driveway***

***Must Be Viewed***

**Entrance**

Via UPVC composite door to the front elevation into hallway.

**Hallway**

Stairs to the first floor, storage cupboard, 3 spotlights to ceiling, wall mounted radiator and laminate wood flooring.

**Lounge**

13' 11" x 12' 1" (4.238m x 3.695m) UPVC double glazed window to the front elevation. Wall mounted electric fire, ceiling light point, wall mounted radiator and laminate wood flooring.

**Kitchen/Diner**

15' 6" x 13' 9" (4.726m x 4.195m) UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the rear elevation. Wall, base, drawer units. 1.5 bowl stainless steel sink unit with mixer tap. Integrated double oven, gas hob, extractor hood, fridge/freezer and dishwasher. Under stairs storage with plumbing for washing machine. Three under unit spotlights. 4 spotlights to ceiling, ceiling light point, wall mounted radiator and tiled flooring.

**Ground Floor WC**

6' 0" x 3' 5" (1.830m x 1.029m) Two piece white suite comprising of WC and pedestal hand basin. Three spotlights to ceiling, wall mounted radiator and tiled flooring.

**First Floor****First Floor Landing**

Loft access, ceiling light point and wall mounted radiator.

**Bedroom One**

12' 2" x 11' 3" (3.710m x 3.433m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

**En-Suite**

5' 8" x 5' 6" (1.730m x 1.669m) UPVC double glazed frosted window to the front elevation. Three piece white suite comprising of shower cubicle with electric shower, WC and pedestal hand basin. Part tiled walls, 3 spotlights to ceiling and laminate wood flooring.

**Bedroom Two**

12' 5" x 8' 8" (3.783m x 2.641m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.





**Bedroom Three**

11' 8" x 6' 7" (3.547m x 2.007m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

**Bathroom**

6' 8" x 5' 7" (2.022m x 1.714m) Three piece white suite comprising of bath with overhead shower, WC and pedestal hand basin. Part tiled walls, 4 spotlights to ceiling, wall mounted radiator and laminate wood flooring.

**Outside****Front**

To the front is a laid to lawn garden with a tarmac driveway providing off road parking for two vehicles.

**Rear Garden**

To the rear is an enclosed laid to artificial lawn garden with two paved patio areas and garden shed.

**Council Tax Band**

B.

**Tenure**

Freehold.

**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)

17, Farm Croft Drive Golborne WARRINGTON WA3 3YJ		Energy rating <b>B</b>
Valid until 4 February 2028	Certificate number 0058-6067-7342-5468-1930	

**Property type**  
Semi-detached house

**Total floor area**  
80 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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.](#)

***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.