



**Rothwell Road, Golborne, WA3 3EJ**

**Offers in Excess of  
£239,950**

**Stone Cross Estate Agents are delighted to present to you this beautiful Semi-Detached Bungalow. This charming property boasts a spacious lounge, a delightful kitchen diner, a relaxing conservatory, 2 bedrooms, 2 loft rooms, a well-appointed bathroom, and the convenience of gas central heating and double-glazed windows throughout. Outside, the residence offers ample space with a driveway for multiple vehicles and off road parking, a serene rear garden, and a handy garage. Enjoy the ease of access to various local amenities, including shops, schools, and inviting pubs/eateries, all within a pleasant walking distance. Perfectly situated for effortless commuting, the property enjoys excellent transport links, including bus routes, The East Lancashire Road, and the National Motorway Network. Don't miss this opportunity to make this wonderful house your new home! \*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\***

- **Semi-Detached Bungalow**
- **Two Bedrooms**
- **Two Loft Rooms**
- **Detached Single Garage**
- **Driveway providing off road parking**
- **Gardens to Front & Rear**





**Entrance**

Via a composite door which leads into the hallway.

**Hallway**

Wall mounted radiator, wooden flooring, meter cupboard.

**Lounge**

12' 7" x 11' 9" (3.83m x 3.58m) UPVC double glazed lead featured bay window to the front elevation, wall mounted radiator, wooden flooring, archway leading to the kitchen diner.

**Kitchen/Diner**

16' 8" x 9' 8" (5.08m x 2.94m) UPVC double glazed window to the rear elevation, wall mounted radiator, wooden flooring, dining area, various wall, base and drawer units, single drainer sink unit, integrated electric oven, convector hob and extractor fan, space for fridge/freezer, space for washer/dryer, French doors leading to the conservatory, stairs leading to 2 loft rooms.

**Conservatory**

11' 4" x 10' 5" (3.45m x 3.17m) Tiled roof system, plastered ceiling, wooden flooring, French doors leading to the rear elevation.

**Bedroom One**

11' 9" x 11' 7" (3.58m x 3.53m) UPVC double glazed window to the front elevation, wall mounted radiator, wooden flooring.

**Bedroom Two**

11' 10" x 9' 9" (3.6m x 2.97m) UPVC double glazed window to the rear elevation, wall mounted radiator, wooden flooring.

**Bathroom**

UPVC double glazed frosted window to the side elevation, heated towel rail, tiled floor, tiled walls and a 3 piece suite comprising of a WC, wash hand basin and double shower with waterfall showerhead.

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

Storage, housing the boiler.

**Loft Room One**

11' 11" x 10' 4" (3.63m x 3.15m) UPVC double glazed window to the side elevation, wall mounted radiator, eves.



**Loft Room (Study Room)**

10' 11" x 10' 3" (3.32m x 3.12m) Storage, skylight.

**Outside**

**Front**

To the front is a paved and stoned driveway for several vehicles.

**Rear**

The rear is enclosed with a patio area, and is not over looked.

**Garage**

20' 10" x 10' 1" (6.35m x 3.07m) The rear is enclosed and laid to lawn with a patio area, and is not over looked.

**Council Tax Band**

C

**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.**

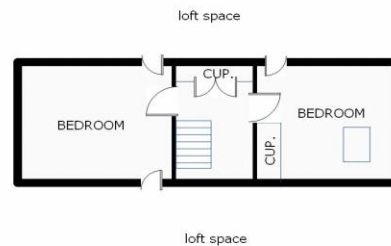




GROUND FLOOR

12 ROTHWELL ROAD GOLBORNE

WA3 3EJ



FIRST FLOOR

Search by Area Search

7/21/23, 4:15 PM

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

### Energy performance certificate (EPC)

12 Rothwell Road  
Golborne  
WARRINGTON  
WA3 3EJ

Energy rating  
**C**

Valid until: **20 July 2033**  
Certificate number: 2499-3028-0203-8357-7204

Property type

Semi-detached house

Total floor area

100 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 current energy rating is C. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2499-3028-0203-8357-7204?print=true>

1/4

**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.