



Barwell Close, Golborne, WA3 3GZ

**Offers in Excess of
£119,950**

Stone Cross Estate Agent is delighted to be able to bring to the market this lovely two bedroom semi detached property ideal for first time buyers. Situated in a sought after area of Golborne, on the border of the neighbouring village of Lowton and within easy access to local amenities and primary and secondary schools. Comprising of lounge/diner, kitchen, two bedrooms and bathroom. Outside to the front is a stoned garden with shrubs and driveway providing off road parking for several cars. To the rear is an enclosed cobbled patio area, stoned and decked area with feature wall and garden shed.

Viewing is Highly Recommended

- **Semi-Detached Family Home**
- **Lounge/Diner**
- **Two Bedrooms**
- **Gardens Front & Rear**
- **Driveway with Off Road Parking**
- **Ideal for First Time Buyers**

Entrance

Via a part glazed door which leads into the entrance hallway.

Hallway

Door leading to lounge and stairs leading to first floor.

Lounge/Diner

17' 6" x 11' 8" (5.33m x 3.55m) UPVC double glazed bay window to the front elevation, wall mounted electric fire, ceiling light point, two wall mounted radiators and laminate wood floor.



Kitchen

11' 7" x 8' 9" (3.53m x 2.66m) UPVC double glazed window to the rear elevation, UPVC double glazed french doors to rear elevation, fitted wall, base and drawer units incorporating gas hob and electric oven, extractor fan, space for fridge freezer, plumbed for washing machine. Breakfast bar. Ceiling light point, wall mounted radiator and Karndean flooring.



First Floor

First Floor Landing

Loft access and wall mounted radiator.

Bedroom One

11' 0" x 9' 3" (3.35m x 2.82m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



Bedroom Two

11' 8" x 9' 5" (3.55m x 2.87m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and airing cupboard.



Bathroom

UPVC double glazed frosted window to the side elevation, three piece suite comprising of a WC, wash hand basin and bath with with electric shower over, fully tiled walls, wall mounted radiator and Kandean flooring.

Outside

Front

To the front is a stoned garden and a driveway providing off road parking for several cars.

Rear Garden

To the rear is an enclosed cobbled patio, feature wall with stoned/decked area and garden shed.

Council Tax Band

B.

Tenure

Freehold.



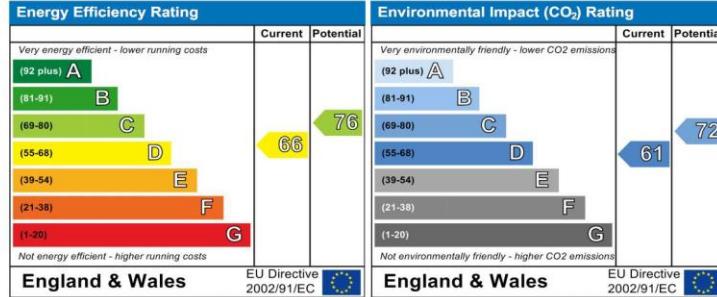
Energy Performance Certificate



10 Banwell Close
Colborne
WARRINGTON
WA3 3GZ

Dwelling type: Semi-detached house
Date of assessment: 07 April 2011
Date of certificate: 07 April 2011
Reference number: 8502-3538-4529-6806-0493
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	317 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.1 tonnes per year
Lighting	£58 per year	£29 per year
Heating	£427 per year	£347 per year
Hot water	£143 per year	£108 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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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.