



**Stone Cross**  
ESTATE AGENTS

## **Derby Road, Golborne, Warrington**

**Offers in Excess of  
£154,950**

*Looking for a spacious and modern 3 bed semi in Golborne? Look no further! This stunning property boasts three well-proportioned bedrooms, a bright and airy living room, a kitchen and an enclosed garden. Located in a quiet and peaceful area of Golborne, this property is perfect for families or professionals looking for a serene and relaxing home. The property is within easy reach of local amenities, schools, and public transport links, making it an ideal location for those who need to commute to work. With its light and airy interior, ample storage space, and easy access to local amenities, this property is sure to impress. So why wait? Contact us today to arrange a viewing and see for yourself why this property is the perfect place to call home.*

- 3 Bedrooms
- Driveway!
- Seperate W/C
- Freehold
- Council Tax Band A
- Laminate Flooring

### **Entrance Hallway**

Via composite door, UPVC double glazed window to side elevation, laminate flooring, stairs to first floor landing, wall mounted radiator, ceiling light point and under stairs storage.

### **Lounge**

12' 4" x 13' 5" (3.76m x 4.09m) UPVC double glazed window to front elevation, electric fire and mantle, laminate flooring, wall mounted radiator and ceiling light point.



### **Kitchen**

11' 7" x 7' 10" (3.52m x 2.40m) UPVC double glazed window to rear elevation, wooden door to rear elevation, understairs storage, wall, base and drawer units, stainless steel sink unit with mixer taps, plumbing for washing machine, space for fridge freezer, space for oven, part tiled walls, laminate flooring, wall mounted radiator, ceiling light point.



### **Dining Room**

10' 4" x 10' 3" (3.15m x 3.13m) UPVC double glazed window to rear elevation, laminate flooring, wall mounted radiator, ceiling light point.



### **First Floor Landing**

UPVC double glazed window to side elevation, ceiling light point, loft access.

### **Bedroom One**

12' 4" x 11' 5" (3.76m x 3.49m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point.



### **Bedroom Two**

9' 11" x 11' 5" (3.03m x 3.48m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point.

### **Bedroom Three**

8' 8" x 8' 0" (2.64m x 2.43m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point.

**Bathroom**

5' 7" x 7' 11" (1.69m x 2.41m) UPVC double glazed frosted window to rear elevation, part tiled, sink unit, bath with overhead shower, wall mounted radiator, storage cupboard.

**WC**

2' 7" x 4' 8" (0.80m x 1.41m) UPVC double glazed frosted window to side elevation, ceiling light point, WC.

**Front Garden**

Enclosed, gated garden with decorative stones, driveway and gate to rear.

**Rear Garden**

Enclosed garden with patio area and laid to lawn.

**Tenure**

Freehold

**Council Tax Band**

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.**



# Energy performance certificate (EPC)

47, Derby Road Golborne WARRINGTON WA3 3LE	Energy rating <b>C</b>	Valid until: <b>18 November 2028</b>
		Certificate number: <b>9638-1914-6239-5748-4944</b>

## Property type

Semi-detached house

## Total floor area

84 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[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.