



East Meadow Close, Golborne, WA3 3YN

**Shared Ownership
£120,000**

Stone Cross Estate Agents are delighted to introduce to you "THE ROTHWELL" a beautiful Two Bedroom Mid Mews Property, offering an exceptional opportunity at 60% shared ownership for just £120,000, accompanied by a monthly rent of only £140. This is the perfect property for a first time buyer taking their first steps on the property ladder. The residence boasts an open kitchen/living room with French doors leading to a charming rear garden and a convenient cloakroom on the ground floor. Upstairs, two spacious double bedrooms and a family bathroom await. Outside, a front driveway provides ample off-road parking, while the enclosed rear garden adds to the property's appeal. **THIS IS A PROPERTY NOT TO BE MISSED! PLEASE CONTACT US TO ARRANGE A VIEWING!******

- **Two Bedrooms**
- **Mid Terrace**
- **Driveway Providing Off Road Parking**
- **Two Bathrooms**
- **Enclosed Rear Garden**

Entrance

Via UPVC double glazed frosted door to the front elevation.

Kitchen

10' 2" x 7' 4" (3.10m x 2.23m) Wall, base and drawer units, spotlights under wall units, ceiling light point, oven, hob, extractor, space for fridge/freezer, stainless steel sink unit with mixer tap.

Lounge

13' 7" x 12' 10" (4.14m x 3.91m) UPVC double glazed french door to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

Cloakroom

4' 11" x 4' 1" (1.50m x 1.24m) UPVC double glazed frosted window to the front elevation, W/C, wash hand basin, part tiled walls, ceiling light point and wall mounted radiator.

First Floor**Landing**

Wall mounted radiator.

Bedroom One

13' 7" x 11' 7" (4.14m x 3.53m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Two

13' 7" x 8' 1" (4.14m x 2.46m) Two UPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light point.

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m) Three piece suite comprising of a bath with an overhead shower, vanity sink unit and W/C, ceiling light point.

Outside**Front Garden**

Driveway and path to front door.

Rear Garden

Enclosed, laid to lawn and path leading to gate at the rear.

Tenure

Leasehold



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.



Energy performance certificate (EPC)

10, East Meadow Close
Golborne
WARRINGTON
WA3 3YN

Energy rating
B

Valid until: 11 June 2029

Certificate number: 8281-7036-6780-3542-2996

Property type

Mid-terrace house

Total floor area

68 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 B. It has the potential to be A.

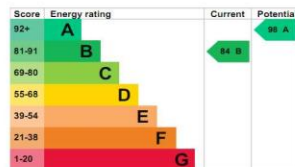
[See how to improve this property's energy efficiency.](#)

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.