



**Edge Green Lane, Golborne, WA3 3SP**

**Offers in Excess of  
£169,950**

*Introducing a charming Three Bedroom Semi-Detached Home, perfect for first-time buyers, brought to you by Stone Cross Estate Agents. Conveniently situated near local transport links and the East Lancashire road for effortless commuting, it also boasts proximity to various amenities. The ground floor offers a spacious lounge, well appointed kitchen/breakfast area, convenient cloakroom/utility, and a cozy conservatory all located on the ground floor. While upstairs houses three bedrooms and a family bathroom. Move-in ready and ideal for families, the property features low-maintenance, enclosed gardens both at the front and rear. \*\*Please Contact Us To Arrange A Viewing\*\**

- *Three Bedrooms*
- *Semi-Detached*
- *Freehold*
- *Enclosed Front and Rear Gardens*
- *Conservatory*
- *Two Bathrooms*

### **Entrance**

*Via UPVC double glazed door to the front elevation, leading into the hall, vinyl flooring, ceiling light point, wall mounted radiator and stairs to the first floor.*

### **Lounge**

*15' 6" x 12' 11" (4.72m x 3.93m) UPVC double glazed French doors leading into the conservatory, vinyl flooring, ceiling light point and wall mounted radiator.*



### **Kitchen/Breakfast Room**

*12' 8" x 10' 6" (3.86m x 3.20m) UPVC double glazed window to the rear elevation, part tiled walls, tiled flooring, oven, hob, extractor, a variety of wall, base and drawer units, a stainless steel sink unit with a mixer tap, wall mounted radiator, breakfast bar and a storage cupboard.*

### **Conservatory**

*10' 3" x 9' 11" (3.13m x 3.01m) UPVC double glazed window to the surround and UPVC double glazed French door to the side elevation, electric heater and vinyl flooring.*



### **Cloakroom**

*UPVC double glazed frosted window to the rear elevation, W/C and wash hand basin with a mixer tap.*

## **First Floor**

### **Bedroom One**

*13' 2" x 11' 7" (4.01m x 3.53m) UPVC double glazed window, ceiling light point and wall mounted radiator.*



### **Bedroom Two**

*11' 7" x 9' 10" (3.53m x 2.99m) UPVC double glazed window, ceiling light point and wall mounted radiator.*

### **Bedroom Three**

*9' 5" x 7' 3" (2.87m x 2.21m) UPVC double glazed window, ceiling light point and wall mounted radiator.*



### **Bathroom**

*UPVC double glazed frosted window, spotlights, hand towel radiator, W/C, vanity sink unit, tiled walls, laminate flooring and a bath with an overhead shower- mains.*

### **Outside**

### **Front**

*Features include enclosed space, artificial grass, slate borders, and side gate access.*

**Rear**

Enclosed with low maintenance, laid-to-lawn area, patio, and summerhouse

**Summerhouse**

UPVC double glazed French doors to the side elevation, wooden double doors to the front elevation.

**Tenure**

Freehold

**Council Tax**

A

**Other Information**

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?



**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.**





Total area: approx. 81.0 sq. metres (871.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans, all measurements, positioning, fixtures, fittings and any other data shown are approximate and for guidance purposes only, and we are not to be held responsible for any error, omission, mis-statement or use of such information. Plans produced using The Estate Agent.

54 EDGE GREEN LANE, GOLDBORNE

### Energy performance certificate (EPC)

54 Edge Green Lane Goldborne WARRINGTON WA3 3SP	Energy rating <b>C</b>	Valid until: <b>22 December 2032</b>
		Certificate number: <b>2525-8561-8319-3871-2753</b>

Property type	Semi-detached house
Total floor area	81 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 energy rating is C. It has the potential to be B.

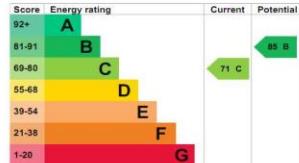
[See how to improve this property's energy efficiency.](#)

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



**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.