



Golborne Road, Lowton, WA3 2DP

£349,950

Ideally located in Golborne village which is also ideal for local schools and well placed for the range of shops that the village has to offer. Excellent access for public transport, The East Lancashire Road (A580) and The National Motorway Network. This impressive detached family home comprises of entrance, ground floor wc, kitchen, dining room and utility. Lounge with French doors leading to rear garden and study. Family bathroom and three bedrooms with master bedroom having the benefit of en suite and a separate dressing room. Externally there is an enclosed laid to lawn garden with patio to the rear and a block paved driveway to the front with ample parking. Detached garage with electrics and a remote fob for the up and over garage door. Security shutters fitted to all front windows and doors.

- **Individual Detached Property**
- **Two Reception Rooms**
- **Three Bedrooms**
- **Separate Dressing Room**
- **Study**
- **Gated Driveway**

Entrance Hallway

UPVC double glazed composite front door. Spot lighting and wall mounted radiator. Stairs to first floor.

Lounge

20' 3" x 14' 10" (6.166m x 4.525m) UPVC double glazed window to front elevation and french doors to rear elevation. 2 wall mounted radiators and spot lighting. Large wall mounted tv unit.

Dining Room

13' 8" x 8' 5" (4.172m x 2.578m) UPVC double glazed window to rear elevation. Wall mounted radiator and spot lighting.

Kitchen

11' 8" x 15' 9" (3.553m x 4.812m) UPVC double glazed window to side elevation. Wall mounted radiator and spot lighting. Wall, base and drawer units, stainless steel 1.5 bowl sink unit with mixer tap. Integrated microwave, oven, hot and extractor unit. Space for fridge freezer. Part tiled walls and floor. Under wall and base unit lighting.

Utility room

5' 1" x 9' 1" (1.538m x 2.777m) UPVC double glazed composite door leading to side garden. Wall mounted radiator and spot lighting. Part tiled walls and tiled floor. Plumbing for washing machine and tumble dryer.

Cloakroom

UPVC double glazed window to rear elevation. Sink unit and WC. Tiled walls and floor. Spot lighting and wall mounted radiator.

Study

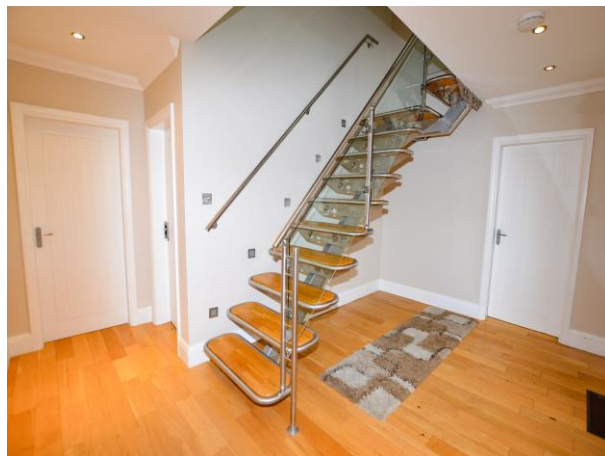
9' 9" x 9' 8" (2.969m x 2.951m) UPVC double glazed window to rear elevation. Spot lighting and wall mounted radiator. Laminate flooring.

First Floor**Landing**

UPVC double glazed window to front elevation. Wall mounted radiator and spot lighting. Loft access. Lighting up staircase.

Bedroom 1

22' 8" x 14' 10" (6.901m x 4.518m) UPVC double glazed bay window to front elevation and a window to the rear elevation. 2 wall mounted radiators and spot lighting. Fitted wardrobes.



Bedroom 2

11' 1" x 13' 10" (3.379m x 4.212m) UPVC double glazed window to rear elevation. Wall mounted radiator and spot lighting. Integrated wardrobe with spot lighting under.

Bedroom 3

9' 5" x 12' 3" (2.878m x 3.734m) UPVC double glazed window to rear elevation. Wall mounted radiator and spot lighting.

Dressing Room

9' 0" x 9' 1" (2.751m x 2.767m) UPVC double glazed window. Wall mounted radiator and spot lighting. integrated wardrobes and dresser with spot lighting under units.

Ensuite

UPVC double glazed frosted window to rear elevation. Sink unit, WC and shower cubicle. Spot lighting and heated towel rail. Tiled walls and floor.

Family bathroom

9' 11" x 7' 9" (3.022m x 2.359m) UPVC double glazed window to rear elevation. 3 piece suite comprising of sink, WC and bath with shower over bath. Separate shower cubicle. Tiled walls and floor. Heated towel rail and spot lighting.

Outside**Detached Garage**

Remote controlled up and over garage door. Electrics.

Front Garden

Enclosed front block paved area. Parking for a number of cars. Access to rear.

Rear Garden

Enclosed laid to lawn garden with patio area.

Council Tax Band

F

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.



Energy performance certificate (EPC)

23a, Golborne Road Lowton WARRINGTON WA3 2DP	Energy rating C
Valid until 7 June 2024	Certificate number 8084-7124-2670-5438-8902

Property type
Detached house

Total floor area
176 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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.