



**Golborne Dale Road, Newton-Le-Willows.
WA12 0JD**

**Offers in Excess of
£349,950**

Located on GOLBORNE DALE ROAD close to the desirable Newton Road in Lowton is this FIVE BEDROOM EXTENDED END TERRACE with SELF CONTAINED ANNEX built circa 1936. BOASTING OPEN FIELD VIEWS TO BOTH THE FRONT AND REAR. Ideally located for Leigh Town Centre, Wigan and Warrington being just a few miles away. The A580 East Lancashire Road and motorway network is also nearby for those who need to commute. Newton-le-Willows train station is just up the road linking with the local, regional and national rail network. Lowton has a good selection of local amenities from Primary and Secondary Schools, quality restaurants and pubs for dining out to Pennington Flash Country Park and Haydock Park Golf Club for those who prefer the great outdoors. The award winning Bents Garden and Home is a few miles away in neighbouring Glazebury. The property is spacious and ideal for a growing family. On entering the property you are welcomed into the hall which leads to the second reception room, lounge/Dining Room with log burning fire, L shaped kitchen/diner and cloakroom. The ground floor annexe comprises of lounge/kitchen, bedroom five and WC. To the first floor there are four bedrooms and a family bathroom. Externally there is a garden laid to lawn and a driveway for off road parking. To the rear is an enclosed garden which is not overlooked, lawn laid to grass, paved patio and garden pond.

*****CONTACT US NOW TO ARRANGE A VIEWING*****

- **Extended End Terrace**
- **Separate Annexe**
- **Five Bedrooms**
- **Driveway For Off Road Parking**
- **Enclosed Rear Garden**
- **Open Views to Front and Rear**

Entrance

Via Composite front door into entrance hallway.

Hallway

Wall mounted radiator, ceiling light point, laminate wood flooring, stairs to first floor and under stairs storage.

Second Reception Room

13' 1" x 10' 11" (3.99m x 3.33m) Hardwood double glazed leaded half bay window to front elevation, wall mounted radiator, ceiling light point and hole in the wall gas fire.

Lounge/Dining Room

18' 8" x 10' 6" (5.7m x 3.19m) White UPVC double glazed patio doors to rear elevation, wall mounted radiator, ceiling light point and log burner fire.

L Shaped Kitchen/Diner

18' 1" x 14' 6" (5.5m x 4.42m) White UPVC double glazed doors to rear elevation, Hardwood double glazed window to rear elevation, hardwood double glazed window to side elevation, wall mounted radiator, fluorescent lighting and vinyl floor covering. There are a range of wall, base and drawer units, gas hob, extractor hood, integrated oven, integrated microwave, sink unit with swan neck tap, plumbing for washing machine, integrated dishwasher and integrated fridge freezer.

Ground Floor WC

Hardwood double glazed frosted window to front elevation, tiled walls, laminate wood flooring and WC.

Annexe

Lounge/Kitchen

28' 10" x 11' 0" (8.8m x 3.35m) Lounge Hardwood double glazed box bay window, wall mounted radiator and two ceiling light points. Kitchen Hardwood double glazed door to side elevation, window to side elevation, laminate wood flooring, a range of fitted units, breakfast bar and stainless steel sink unit with mixer tap.

Bedroom Five

16' 0" x 9' 10" (4.87m x 3m) Hardwood double glazed leaded window to front elevation, wall mounted radiator and ceiling light point.

Annexe WC

Hardwood double glazed frosted window to side elevation, ceiling light point, WC and Sink Unit.



First Floor

Landing

Ceiling light point, loft access and doors to bedrooms and bathroom.

Bedroom One

13' 2" x 10' 6" (4.01m x 3.2m) Hardwood double glazed leaded window to front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

12' 5" x 10' 11" (3.79m x 3.33m) Hardwood double glazed window to side elevation, wall mounted radiator, ceiling light point and eaves storage.

Bedroom Three

10' 10" x 7' 10" (3.3m x 2.40m) Hardwood double glazed window to rear elevation, wall mounted radiator, ceiling light point and built in wardrobes.

Bedroom Four

7' 0" x 6' 0" (2.14m x 1.83m) Hardwood double glazed leaded window to front elevation, wall mounted radiator, ceiling light point and built over bed storage.

Bathroom

Hardwood double glazed frosted window, wall mounted radiator, ceiling light point, vinyl floor covering, bath, wc and sink unit.

Outside

Front Garden

Part enclosed with area laid to lawn, driveway for off road parking and open views.

Rear Garden

Enclosed garden which is not overlooked, area laid to lawn, paved patio and pond.

Tenure

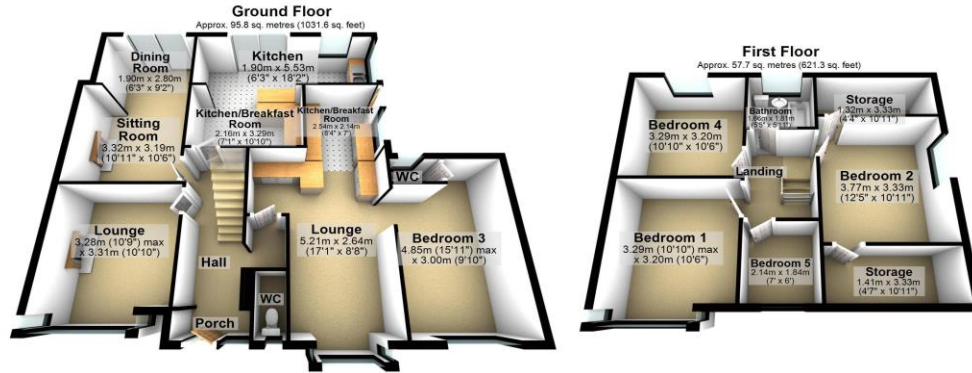
Leasehold

Council Tax

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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. 153.6 sq. metres (1652.9 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
23 Golborne Dale Road NEWTON-LE-WILLOWS WAT12 0JD	Energy rating C	Valid until: 2 February 2033 Certificate number: 0222-3023-7202-2467-7204
Property type	Semi-detached house	
Total floor area	139 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://find-energy-certificate.service.gov.uk/energy-certificate/0222-3023-7202-2467-7204?print=true>

1/6

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.