



**Millingford Avenue, Golborne, WA3 3XE**

**Fixed £220,000**

***STONE CROSS ESTATE AGENTS are happy to provide a brand-new addition to the market, this captivating three-bedroom semi-detached property offers an ideal living space for a growing family. Boasting an open plan lounge and dining room, a well-appointed kitchen, and a modern bathroom on the ground floor, this home provides a seamless flow for everyday living. Upstairs, you will find three inviting bedrooms and an additional bathroom, ensuring ample accommodation for everyone. Outside, a driveway at the front provides convenient off-road parking, while the beautifully landscaped rear garden offers a delightful space for relaxation and outdoor activities. Situated in a desirable location, this property is surrounded by an array of local amenities, making everyday life convenient and enjoyable. Furthermore, the property benefits from excellent transport links, including proximity to the East Lancashire Road, ensuring easy access to various destinations. Don't miss the opportunity to explore this wonderful home - book a viewing now and envision the possibilities it holds for you and your family.***

- ***Three Bedroom Semi-Detached***
- ***Open Plan Lounge/Diner***
- ***Beautifully Presented***
- ***Landscaped Garden***
- ***Popular Location***

### **Entrance**

Via composite door.

### **Lounge/Diner**

38' 8" x 20' 7" (11.79m x 6.27m) L Shaped, tiled floor, stairs to the first floor. UPVC double glazed full length windows to the front elevation and UPVC double glazed bi-fold doors to the rear elevation. Media wall with electric fire, wall mounted radiator, two ceiling light points and spot lights.

### **Kitchen**

11' 7" x 8' 11" (3.52m x 2.72m) UPVC double glazed window and door to the side elevation. A range of fitted wall base and drawer units, oven, hob and extractor fan. Space for fridge/freezer, plumbing for washing machine, tiled floor, ceiling light point and wall mounted radiator.

### **Ground Floor Bathroom**

6' 8" x 5' 4" (2.04m x 1.62m) UPVC double glazed frosted window to the side elevation. Three piece suite comprising of W/C, vanity sink unit and bath. Part tiled walls, tiled flooring, ceiling light point and hand towel rail.

### **First Floor**

### **Landing**

UPVC double glazed window to the side elevation. Ceiling light point and doors to other rooms.

### **Bedroom One**

10' 2" x 8' 11" (3.10m x 2.72m) UPVC double glazed window to the rear elevation. Integrated wardrobes, ceiling light point and wall mounted radiator.

### **Bedroom Two**

10' 11" x 8' 6" (3.33m x 2.58m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

8' 9" x 6' 10" (2.66m x 2.08m) UPVC double glazed window to the rear elevation. Ceiling light point and wall mounted radiator.

### **First Floor Bathroom**

7' 0" x 5' 8" (2.13m x 1.73m) UPVC double glazed frosted window to the side elevation. Jack and Jill vanity sink unit, shower, W/C, hand towel rail and ceiling light point.



**Outside**

**Front**

*Driveway, laid to lawn and gate to rear.*

**Rear Garden**

*Landscaped rear garden. Decking, stones and enclosed.*

**Tenure**

*Leasehold.*

**Council Tax Band**

*B.*

***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.***





Gross internal area ( approx ) :-  
88 sq m / 951 sq ft



This plan is for layout guidance only. Not drawn to scale unless otherwise stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

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

### Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 13 Millingford Avenue<br>Golborne<br>WARRINGTON<br>WA3 3XE | Energy rating<br><b>E</b> | Valid until: 24 January 2033<br>Certificate number: 2375-1017-6219-3257-4204 |
|--|---------------------------|--|

Property type Semi-detached house

Total floor area 88 square metres

#### Rules on letting this property

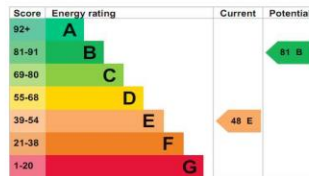
Properties can be let if they have an energy rating from A to E.

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 E. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2375-1017-6219-3257-4204?print=true>

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**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.