



Barn Lane, Golborne, WA3 3NX

£229,950

*Stone Cross Estate Agents are proud to present to you this beautiful Three Bedroom Semi-Detached Home, which is set in one of Golborne Village's most desirable locations. The property is situated within walking distance to local amenities such as shops and local primary/secondary schools. Well located for ease of access to The East Lancashire Road (A580) and national motorway networks ideal for commuters. The property comprises of an entrance hall, lounge and a kitchen/dining room all situated on the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside is an enclosed front garden and to the rear is an enclosed garden. **NO CHAIN!!** Contact us now to arrange a viewing!*

- **Three Bedrooms**
- **Semi-Detached Family Home**
- **Sought After Location**
- **Enclosed Front and Rear Gardens**
- **Two Reception Rooms**
- **NO CHAIN!!**

Entrance

Via Composite Door to the Front Elevation.

Lounge

11' 10" x 13' 4" (3.60m x 4.06m) UPVC Double Glazed Bay Window to the Front Elevation, wall mounted radiator and ceiling light point.

Kitchen

11' 10" x 5' 10" (3.60m x 1.78m) UPVC Double Glazed Window to the Rear Elevation, breakfast bar, hob, extractor, oven, stainless steel sink unit with swan neck tap, laminate flooring, spotlights and wall, base and drawer units.

Dining Room

11' 9" x 11' 8" (3.59m x 3.56m) UPVC Double Glazed French Doors to the Rear Elevation, laminate flooring and spotlights.

First Floor

Landing

Bedroom One

11' 1" x 11' 9" (3.38m x 3.58m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator and ceiling light point.

Bedroom Two

11' 5" x 11' 11" (3.48m x 3.63m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator and ceiling light point.

Bedroom Three

6' 8" x 7' 10" (2.03m x 2.39m) UPVC Double Glazed Window to the Front Elevation and ceiling light point.

Outside

Front Garden

Enclosed, laid to lawn and patio to front door.

Rear Garden

Enclosed, laid to lawn with plants and shrubs and a patio area.

Tenure

Leasehold

Council Tax

C



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)

2 Little Lowes Meadow Lowton WARRINGTON WA3 2XB	Energy rating B	Valid until: 29 November 2027 Certificate number: 9658-3850-7294-9373-6025
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Property type	Detached house
Total floor area	116 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.