



## **Nook Lane, Golborne, WA3 3BL**

**Offers in Excess of  
£249,950**

***Discover the epitome of modern living in this stunning Three Bedroom Detached family home presented by Stone Cross Estate Agents. Nestled in a prime location at the Golborne/Lowton border, this residence offers convenient access to local amenities such as shops, schools, bus routes, recreational grounds, and charming bars/eateries. Positioned close to The East Lancashire Road (A580) and The National Motorway Network, the property boasts a well-designed ground floor featuring an entrance, lounge, kitchen, and a handy cloakroom. Upstairs, three bedrooms and a family bathroom await. Outside, a tarmac driveway adorns the front with a garage perfect for storage, while the enclosed rear garden showcases a delightful decking area. Welcome home to contemporary elegance and convenience. **\*\*Please Contact Us To Arrange A Viewing\*\******

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Two Bathrooms**
- **Walk-in-Wardrobe**
- **Garage Converted Into Two Storage Spaces**

### **Entrance**

Via Composite frosted door to the front elevation, wall mounted radiator, ceiling light point and door leading into the lounge.

### **Lounge**

16' 1" x 10' 2" (4.9m x 3.1m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

### **Kitchen/Diner**

18' 9" x 7' 7" (5.72m x 2.3m) UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, a variety of wall, base and drawer units, two ceiling light points, wall mounted radiator, laminate wooden flooring, gas hob, electric oven and extractor fan.

### **Cloakroom**

Tiled walls, W/C, wash hand basin, hand towel radiator and tiled floor.

### **First Floor**

#### **Landing**

UPVC double glazed frosted window to the side elevation, storage and loft access to boarded loft.

#### **Bedroom One**

9' 10" x 9' 8" (2.99m x 2.94m) UPVC double glazed window to the front elevation, laminate wooden flooring, ceiling light point and a walk-in-wardrobe.

#### **Walk-in-Wardrobe**

8' 6" x 6' 11" (2.6m x 2.1m) Two UPVC double glazed windows one frosted, both to the front elevation, wall mounted radiator, laminate flooring and a ceiling light point.

#### **Bedroom Two**

11' 2" x 8' 6" (3.4m x 2.6m) Two UPVC double glazed windows one to the rear elevation and one to the side elevation, ceiling light point, laminate wooden flooring and a wall mounted radiator.

#### **Bedroom Three**

10' 0" x 7' 10" (3.04m x 2.4m) UPVC double glazed window to the rear elevation, wall mounted radiator, laminate wooden flooring and a ceiling light point.

#### **Bathroom**

UPVC double glazed frosted window to the side elevation, fully tiled walls and floors, ceiling light point, W/C, his and hers vanity sink unit and a bath with an overhead mains operated shower.



## **Outside**

### **Front**

Tarmac drive providing ample parking and a garage for storage.

### **Garage**

7' 10" x 3' 10" (2.39m x 1.18m) Converted storage room at the back with inset spotlights and a garage at the front for storage also.

### **Rear Garden**

Enclosed, laid to lawn, decking area with sleepers/planters.

### **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)

7, Nook Lane  
Golborne  
WARRINGTON  
WA3 3BL

Energy rating  
**B**

Valid until: 17 June 2025

Certificate number: 8209-4983-3639-3197-6653

Property type: Detached house  
Total floor area: 79 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 B. It has the potential to be A.

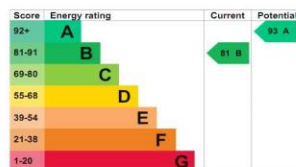
[See how to improve this property's energy efficiency.](#)

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.