



Tewkesbury Road, Golborne, WA3 3LZ

**Offers in Excess of
£189,950**

*Introducing a gem nestled in the coveted Golborne development, Stone Cross Estate Agents proudly present this stunning refurbished Two Bedroom Semi-Detached True Bungalow. Boasting convenience with proximity to local amenities and schools, this home has undergone a remarkable transformation. A full professional re-wire, brand new windows, flooring, silicone render front & rear, and a comprehensive central heating service & gas certificate ensure modern comfort. Inside, discover an inviting entrance hall, lounge, brand new modern kitchen, two bedrooms, and a new bathroom. Outside, a newly paved driveway accommodates up to three cars, while the newly landscaped lawn and enclosed rear garden with a new 12 ft shed offer serene outdoor spaces. Don't miss out on this amazing opportunity! **Please Contact Us To Arrange A Viewing***

- Two Bedrooms
- Semi-Detached Bungalow
- Driveway
- Newly Refurbished
- New Kitchen/Bathroom
- Not Overlooked at the Rear

Entrance Hall

Via UPVC double glazed door to the side elevation, wall mounted radiator, ceiling light point and loft access.

Lounge

17' 5" x 11' 2" (5.3m x 3.4m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator and coving.

Kitchen

10' 2" x 8' 8" (3.09m x 2.64m) Two UPVC Double Glazed Windows one to the Side Elevation and one to the Rear Elevation, UPVC Double Glazed Door to the Rear Elevation, wall mounted radiator, spotlights, a variety of wall, base and drawer units, part tiled walls, sink unit with swan neck tap, integrated fridge/freezer, oven, hob and laminate flooring.

Bedroom One

13' 2" x 11' 3" (4.01m x 3.42m) UPVC Double Glazed Window to the Rear Elevation, ceiling light point and wall mounted radiator.

Bedroom Two

10' 6" x 8' 10" (3.2m x 2.68m) UPVC Double Glazed Window to the Front Elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC Double Glazed Frosted Window to the Side Elevation, paneled walls, vanity sink unit with mixer tap, W/C, shower cubicle with waterfall showerhead, hand towel radiator and ceiling light point.

Outside**Front Garden**

Enclosed, gate access, paved driveway, landscaped garden and access to the rear.

Rear Garden

Enclosed, not overlooked at the rear, landscaped lawn, 12ft shed, paved patio and stone area.

Tenure

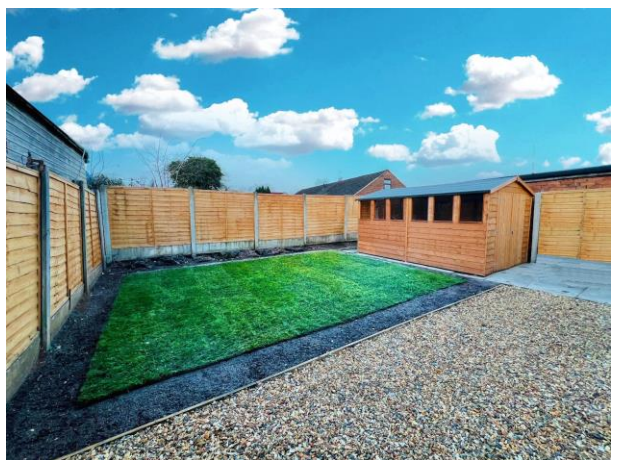
Leasehold

Council Tax

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.





Energy performance certificate (EPC)

27, Tewkesbury Road
Golborne
WARRINGTON
WA3 3LZ

Energy rating
D

Valid until: 1 July 2025

Certificate number: 8603-3793-2629-6507-3353

Property type: Semi-detached bungalow
Total floor area: 58 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 D. 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



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.