



**Lowerfield Gardens, Golborne, WA3 3AQ**

**£219,950**

**Stone Cross Estate Agents proudly presents a captivating Four Bedroom Three Storey Townhouse nestled on the Golborne/Lowton border. Enjoy the convenience of local amenities including shops, schools, and recreational facilities just moments away. This stylish home features an inviting lounge with French doors opening to the rear garden, a modern kitchen/diner, and a handy cloakroom on the ground floor. Upstairs, discover three well-appointed bedrooms, one with an en-suite, plus a family bathroom. Ascend to the second floor to find the luxurious master bedroom complete with its own en-suite. Outside, a driveway offers off-road parking for two cars, while the enclosed rear garden boasts low-maintenance artificial grass and a paved patio area. **\*\*Please Contact Us To Arrange A Viewing\*\*****

- **Four Bedrooms**
- **Three Storey Townhouse**
- **Driveway**
- **Three Bathrooms**
- **Enclosed Rear Garden**
- **Cul-de-sac Position**

### **Entrance Hallway**

Via UPVC double glazed door to the front elevation, spotlights, wall mounted radiator, storage cupboard, Karndean flooring and stairs to the first floor.

### **Lounge**

15' 9" x 9' 9" (4.80m x 2.97m) Two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, ceiling light point and two wall mounted radiators.

### **Kitchen/Diner**

15' 7" x 8' 5" (4.75m x 2.56m) UPVC double glazed window to the front elevation, a variety of wall, base and draw units, integrated appliances including an electric oven with a four ring gas hob, extractor, fridge/freezer and an inset composite sink and drainer with a mixer tap. Plumbing for washing machine, spotlights, ceiling light point and Karndean flooring.

### **Cloakroom**

6' 8" x 3' 1" (2.03m x 0.94m) UPVC double glazed frosted window to the front elevation, ceiling light point, wall mounted radiator, W/C, vanity sink unit with tiled splash back and Karndean flooring.

### **First Floor**

### **Landing**

Ceiling light point, wall mounted radiator and stairs to the second floor.

### **Bedroom Two**

12' 2" x 9' 0" (3.71m x 2.74m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and door leading into the en-suite.

### **En-Suite**

Fitted with a shower cubicle, wash hand basin with tiled splash back, W/C, hand towel radiator, tiled flooring and a ceiling light point.

### **Bedroom Three**

9' 8" x 9' 1" (2.94m x 2.77m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Four**

6' 9" x 6' 6" (2.06m x 1.98m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.



### **Family Bathroom**

6' 6" x 5' 5" (1.98m x 1.65m) UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin with tiled splash back, bath with a hand held shower, part tiled walls, tiled flooring and a ceiling light point.

### **Second Floor**

#### **Landing**

Skylight, wall mounted radiator and a storage cupboard.

#### **Bedroom One**

13' 1" x 12' 3" (3.98m x 3.73m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, loft access and door leading into en-suite.

#### **En-Suite**

Skylight, W/C, wash hand basin with tiled splash back, shower cubicle, part tiled walls, wall mounted radiator and Karndean flooring.

#### **Outside**

#### **Front**

Tarmac driveway and access to the rear down the side of the house.

#### **Rear Garden**

Enclosed, artificial grass, paved patio area, gate access to the side and borders with plants and shrubs.

#### **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.**





TOTAL FLOOR AREA: 1221 sq. ft. (113.5 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy performance certificate (EPC)

6, Lowerfield Gardens Golborne WARRINGTON WA3 3AQ	Energy rating <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: <b>9 June 2030</b>  Certificate number: <b>0772-2801-7364-2300-1651</b>
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Property type: End-terrace house  
 Total floor area: 107 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>).

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#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.