



**Ringley Avenue, Golborne, WA3 3QZ**

**Offers in Excess of  
£300,000**

**STONE CROSS ESTATE AGENTS** are delighted to present this **THREE BEDROOM DETACHED** family home to the market which is positioned at the head of a quiet cul-de-sac. Situated close to all the local amenities that Golborne Village has to offer, i.e. shops, primary/secondary schools and excellent bus routes. Golborne is also well located for ease of access to the East Lancashire Road (A580) and the motorway network. The property features a porch, a spacious lounge/diner, a kitchen/breakfast room, a conservatory, and an additional reception room with a W/C, perfect for a home business. Upstairs, there are three bedrooms and a family bathroom. Outside, there are two driveways at the front, with one leading to the detached garage, and a beautifully maintained garden with a patio area, glass garden room, and decked seating area. This property is not to be missed—book a viewing now! 01942 356266

- **Three Bedroom Detached**
- **Lounge/Dining Room/Breakfast Kitchen**
- **Detached Garage and Driveway**
- **Extended with converted Garage**
- **Gardens to the Front, side and Rear**
- **Spacious Plot**

### **Entrance Porch**

Composite door leading to the porch, UPVC double glazed window to the side elevation, door leading to lounge and office/reception room.

### **Lounge/Diner**

23' 2" x 10' 8" (7.06m x 3.25m) UPVC double glazed window to the front elevation, UPVC double glazed sliding door to the conservatory, two ceiling light points, two wall mounted radiators and door leading to inner area with stairs to the first floor.

### **Breakfast Room**

9' 9" x 8' 2" (2.97m x 2.49m) UPVC double glazed window and door to the conservatory, tiled flooring, ceiling light point, wall mounted radiator and open arch into the kitchen.

### **Kitchen**

11' 1" x 8' 8" (3.38m x 2.64m) UPVC double glazed window to the side and rear elevation. Lantern glass roof. A range of fitted wall, base and drawer units, oven, gas hob and extractor fan, plumbing for washing machine, one and a half drainer sink unit with tap, space for fridge/freezer, integrated dishwasher, part tiled walls, ceiling light point and tiled flooring.

### **Conservatory**

19' 6" x 12' 2" (5.94m x 3.71m) UPVC double glazed surround with french doors to the rear and side elevation, tiled flooring, ceiling light point and wall mounted radiator.

### **Reception Room**

19' 0" x 8' 1" (5.79m x 2.46m) UPVC double glazed window to the front elevation, ceiling light point and W/C.

### **First Floor**

#### **Landing**

UPVC double glazed window to the side elevation and ceiling light point.

#### **Bedroom One**

11' 8" x 10' 8" (3.56m x 3.25m) UPVC double glazed window to the front elevation, integrated wardrobe and dresser, wall mounted radiator and ceiling light point.

#### **Bedroom Two**

11' 1" x 11' 0" (3.38m x 3.35m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.



### **Bedroom Three**

8' 6" x 8' 1" (2.59m x 2.46m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

### **Bathroom**

7' 9" x 7' 7" (2.36m x 2.31m) UPVC double glazed frosted window to the side elevation, freestanding bath with swan tap, vanity hand wash basin, double shower unit, W/C, tiled walls, hand towel rail and ceiling light point.

### **Externally**

#### **Front**

Laid to lawn garden and block paved driveway providing off road parking.

#### **Rear Garden**

Laid to lawn, enclosed, decking area, patio area, glass garden room and mature with fruit trees, shrubs and bushes.

#### **Detached Garage**

Up and over door.

#### **Tenure**

Leasehold.

#### **Council Tax Band**

C.

#### **Other Information**

Water mains or private?

Mains Parking arrangements? Driveway

Flood risk?

Coal mining issues in the area?

Broadband how provided?

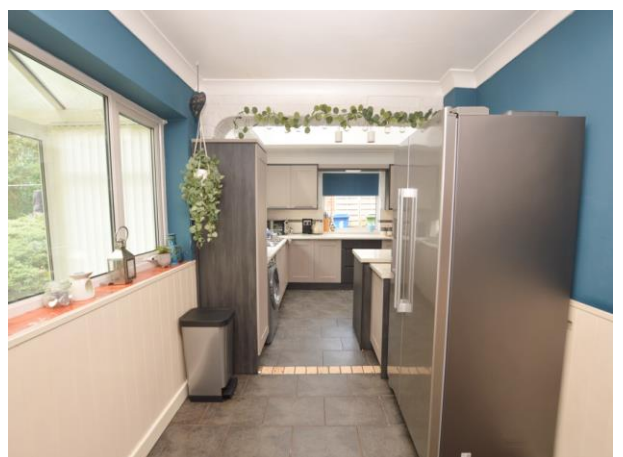
If there are restrictions on covenants?

Is the property of standard construction?

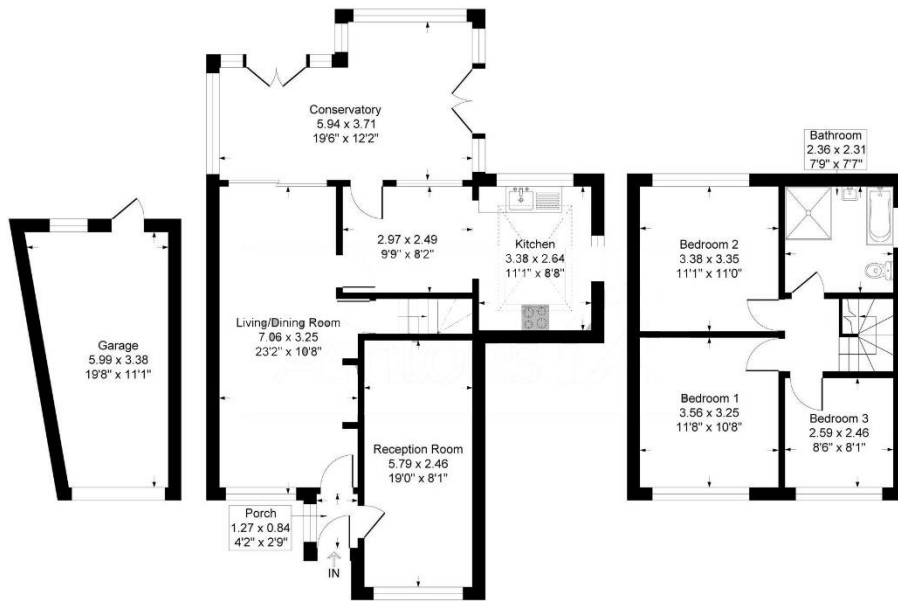
Are there any public rights of way?

Safety Issues?

**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.**



Garage 184 sq.ft. (17.1 sq.m.) approx  
 Ground Floor 845 sq.ft. (78.4 sq.m.) approx  
 First Floor 452 sq.ft. (41.9 sq.m.) approx



Total Floor Area : 1481 sq.ft. (137.5 sq.m.) approx

22 Ringley Avenue Golborne WARRINGTON WA3 3QZ	Energy rating	Valid until:	23 May 2034
	<b>C</b>	Certificate number:	0340-2964-5350-2324-8875

Property type	Detached house
Total floor area	85 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 C. 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.