



**East Field Drive, Golborne, Warrington WA3  
3YP**

**Offers in Excess of  
£276,500**

Stone Cross Estate Agents are delighted to present to you this gorgeous Three Bedroom Semi-Detached Family Home "ALTON G", which is situated in a popular location in Golborne on ROTHWELLS FARM. The estate is within walking distance from all of the amenities that Golborne/Lowton Villages has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within close proximity to The East Lancashire Road (A580). The home boasts an inviting entrance hall leading to a modern kitchen/diner, a stylish lounge and a convenient cloakroom to the ground floor. To the first floor there are two bedrooms and family bathroom and to the second floor is the master bedroom benefitting from an En-Suite. Externally, the property offers a driveway with space for two cars at the front and a secluded garden at the rear. Don't miss the opportunity to view this charming home—schedule a viewing now! 01942 356266

- Three Storey Semi Detached
- Three Bedrooms with En-Suite to the Master
- Kitchen/Dining Room
- Driveway for Off-Road Parking
- Enclosed Rear Garden

**Entrance**

Via Composite door to Hallway.

**Hallway**

Stairs to the first floor, ceiling light point, tiled flooring and wall mounted radiator.

**Kitchen/Diner**

17' 3" x 10' 6" (5.25m x 3.20m) UPVC double glazed window to the front elevation. There are a range of wall, base and drawer units, 1.5 bowl single drainer sink unit with tap, range oven, extractor, integrated dishwasher, integrated washer/dryer and integrated fridge/freezer. Island with base units. Wall mounted radiator, spot lights, tiled flooring and under stairs storage.

**Lounge**

13' 11" x 11' 6" (4.24m x 3.50m) UPVC double glazed french doors to rear elevation with UPVC double glazed window to each side, tiled flooring, wall mounted radiator and two ceiling light points.

**Cloakroom**

5' 3" x 3' 1" (1.60m x 0.94m) Wall mounted radiator, ceiling light point, part tiled walls, tiled floor, WC and sink unit.

**First Floor****Landing**

Wall mounted radiator and ceiling light point. Stairs to the second floor.

**Bedroom Two**

13' 11" x 11' 6" (4.24m x 3.50m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and storage.

**Bedroom Three**

10' 9" x 7' 1" (3.27m x 2.16m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

**Bathroom**

7' 1" x 6' 2" (2.16m x 1.88m) Wall mounted radiator, ceiling light point, part tiled walls, tiled floor, bath, basin, WC and extractor fan.





## **Second Floor**

### **Master Bedroom**

21' 7" x 10' 3" (6.57m x 3.12m) UPVC double glazed window to front elevation, velux window to rear elevation, wall mounted radiator and ceiling light point.

### **En-Suite**

8' 9" x 4' 7" (2.66m x 1.40m) UPVC velux window, wall mounted radiator, ceiling light point, tiled floor, shower cubicle, sink unit and WC.

### **Outside**

#### **Front**

Paved path to access gate to rear garden and parking for two cars.

#### **Rear Garden**

Enclosed garden with area laid to lawn and paved patio area.

#### **Tenure**

Freehold.

#### **Council Tax Band**

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.**

#### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided?

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





## Energy performance certificate (EPC)

15, East Field Drive Golborne WARRINGTON WA3 3YP	Energy rating <b>B</b>	Valid until: 14 August 2029 Certificate number: 8711-7138-6400-6605-5992
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**Property type**  
Semi-detached house

**Total floor area**  
103 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		94   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

**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.