



**Summercroft Close, Golborne, WA3 3WL**

**Offers in the Region Of  
£222,500**

*Stone Cross Estate Agents are delighted to present this charming three-bedroom, three-storey semi-detached home, located on the edge of Golborne village. NO CHAIN! This spacious family home is conveniently positioned near the East Lancashire Road (A580), offering excellent commuting options, and is a short walk from Golborne's shops, schools, eateries, and scenic walks. The property features an entrance hall, a spacious lounge with French doors leading to the rear garden, a kitchen, and a convenient downstairs cloakroom. The first floor has two double bedrooms and a family bathroom, while the second floor showcases the master bedroom with an en-suite and a dressing room. Outside, the front offers a driveway leading to a detached garage, providing ample off-road parking, and the rear includes an enclosed lawn garden with paved patio areas. Don't miss out on this gorgeous home!*

**\*\*Contact Us To Arrange A Viewing 01942 356266\*\***

- **Three Bedrooms**
- **Three Storey**
- **Driveway**
- **Detached Garage**
- **Semi-Detached**
- **NO CHAIN**

### **Entrance Hall**

Via UPVC double glazed frosted door to the front elevation, laminate flooring, ceiling light point, wall mounted radiator and stairs to the first floor.

### **Lounge**

17' 5" x 14' 5" (5.30m x 4.40m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, two ceiling light points, two wall mounted radiators and laminate flooring.

### **Kitchen**

11' 6" x 6' 11" (3.50m x 2.10m) UPVC double glazed window to the front elevation, a variety of wall, base and drawer units, ceiling light point, wall mounted radiator, oven, hob, extractor, stainless steel sink unit with a mixer tap, plumbing for washing machine, space for dryer, part tiled walls and laminate flooring.

### **Cloakroom**

4' 11" x 3' 3" (1.50m x 1.00m) W/C, wash hand basin, ceiling light point, wall mounted radiator, part tiled walls and laminate flooring.

### **First Floor**

#### **Landing**

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

#### **Bedroom Two**

14' 5" x 11' 6" (4.40m x 3.50m) Two UPVC double glazed windows to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Three**

14' 5" x 11' 6" (4.40m x 3.50m) Two UPVC double glazed windows to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bathroom**

Three piece suite comprising of W/C, wash hand basin, bath with an overhead shower, part tiled walls, ceiling light point, wall mounted radiator and laminate flooring.

### **Second Floor**

#### **Landing**

Ceiling light point and wall mounted radiator.

#### **Bedroom One**

13' 9" x 10' 10" (4.20m x 3.30m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, loft access and doors leading to the dressing room and en-suite.



### **En-Suite**

7' 3" x 5' 7" (2.20m x 1.70m) Velux window, shower cubicle, ceiling light point, wall mounted radiator, W/C, wash hand basin, part tiled walls and laminate flooring.

### **Dressing Room**

Velux window and wall mounted radiator.

### **Outside**

#### **Front**

Tarmac driveway leading to a detached garage with power and lighting and an up and over door and a laid to lawn area.

#### **Rear**

Enclosed, laid to lawn and paved patio areas.

#### **Tenure**

Leasehold: £100.00 per annum

#### **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.**

#### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

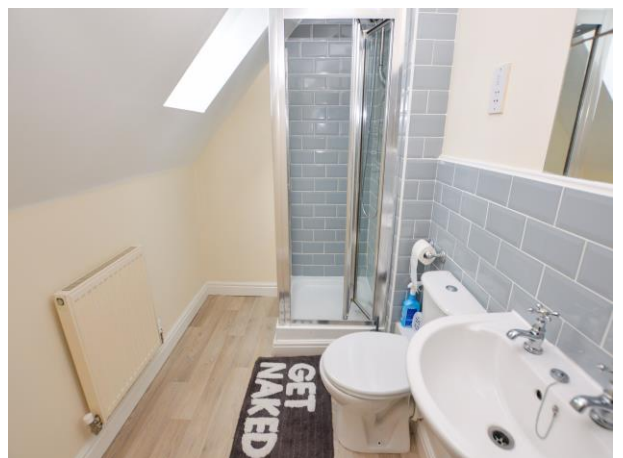
Broadband how provided? Not known

If there are restrictions on covenants? No

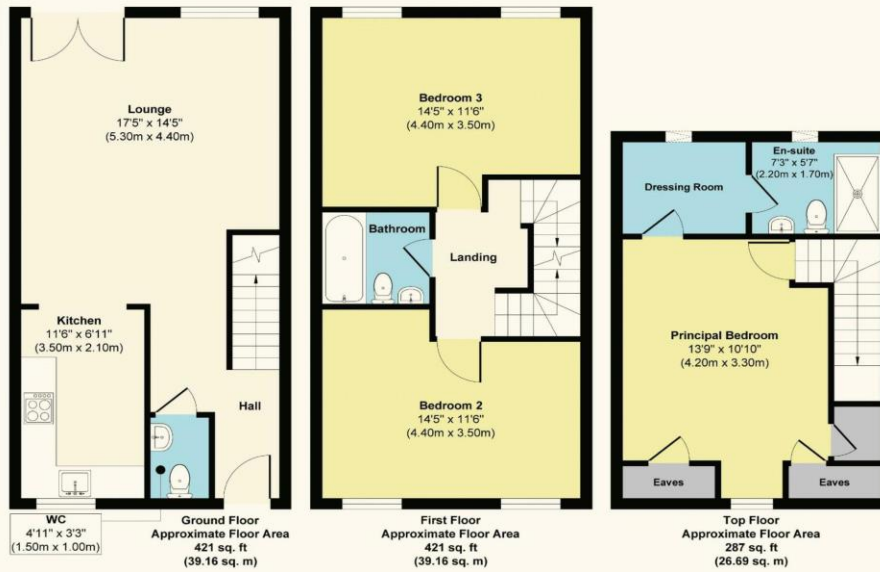
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No



## Summencroft Close, Golborne



**Approx. Gross Internal Floor Area 1129 sq. ft / 105.01 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy performance certificate (EPC)

26, Summencroft Close  
Golborne  
WARRINGTON  
WA3 3WL

Energy rating  
**C**

Valid until: 31 May 2030

Certificate number: 8330-6126-6460-6709-7206

Property type: Semi-detached 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>).

#### 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.