



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

**Offers Over £350,000**

**Stone Cross Estate Agents are delighted to present to you this gorgeous Four Bedroom Detached Family Home "EYNSHAM", 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 stylish lounge, a modern kitchen, a dining room, and an integral garage. Upstairs, there are four bedrooms, two of which feature ensuite bathrooms, along with a family bathroom. 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**

- **Four Bedrooms**
- **Detached**
- **Driveway**
- **Four Bathrooms**
- **Integral Garage**
- **Enclosed Rear Garden**

### **Entrance**

Via composite door leading to the hallway.

### **Hallway**

Stairs leading to the first floor, under stair storage, cupboard housing the meters, laminate flooring, ceiling light point and doors leading to the lounge, integral garage, downstairs W/C and kitchen.

### **Lounge**

60' 4" x 33' 2" (18.4m x 10.11m) UPVC double glazed window to the front elevation. Two ceiling light points, wall mounted radiator and feature electric fire.

### **Cloakroom**

18' 4" x 9' 10" (5.6m x 3.0m) Two piece suite comprising of hand wash basin and W/C, ceiling light point and wall mounted radiator.

### **Kitchen/Diner**

59' 9" x 55' 5" (18.20m x 16.9m) UPVC double glazed french door leading to the rear garden and UPVC double glazed window to the rear elevation. A range of fitted wall, base and drawer units, double oven, gas hob and extractor fan, one and a half drainer stainless steel sink unit with tap, integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, spot lights, ceiling light point and wall mounted radiator.

### **Dining Room**

29' 10" x 32' 6" (9.10m x 9.9m) UPVC double glazed french doors and UPVC double glazed windows to the sides leading to the rear elevation. Laminate flooring, ceiling light point and wall mounted radiator.

### **First Floor**

#### **Landing**

Ceiling light point, storage cupboard and doors leading to other rooms.

#### **Bedroom One**

49' 6" x 39' 8" (15.1m x 12.10m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and two integrated wardrobes.

#### **En-Suite**

20' 0" x 19' 8" (6.10m x 6.0m) UPVC double glazed frosted window to the side elevation, W/C, hand wash basin, shower, part tiled walls, ceiling light point and wall mounted radiator.



### **Bedroom Two**

45' 3" x 31' 6" (13.8m x 9.6m) Two UPVC double glazed windows to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

### **En-Suite**

27' 11" x 19' 8" (8.5m x 6.0m) UPVC double glazed frosted window to the side elevation, hand wash basin, W/C, shower, part tiled walls and ceiling light point.

### **Bedroom Three**

33' 10" x 26' 7" (10.3m x 8.10m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Four**

34' 1" x 27' 11" (10.4m x 8.5m) UPVC double glazed window, ceiling light point and wall mounted radiator.

### **Bathroom**

24' 11" x 20' 8" (7.6m x 6.3m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of hand wash basin, bath and W/C, part tiled walls, ceiling light point and wall mounted radiator.

### **Integral garage**

Up and over door.

### **Externally**

#### **Front**

Laid to lawn and double driveway, gates leading to the rear.

#### **Rear Garden**

Enclosed, patio and laid to lawn.

#### **Tenure**

Freehold.

#### **Council Tax Band**

D.

**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)

36, East Field Drive Golborne WARRINGTON WA3 3YP	Energy rating	Valid until:	3 December 2029
	<b>B</b>	Certificate number:	8699-7046-1839-6807-0213

Property type	Detached house
Total floor area	122 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 B. It has the potential to be A.

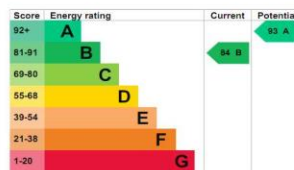
[See how to improve this property's energy efficiency.](#)

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.