



Tewkesbury Road, Golborne, WA3 3LZ

£215,000

Stone Cross Estate Agents are thrilled to present this charming two-bedroom semi-detached bungalow in Golborne. Freehold status ensures full ownership. The home is ideally situated with easy access to local shops, primary and secondary schools, main bus routes, and the East Lancashire Road (A580). Inside, you'll find an inviting entrance hall, a cozy lounge with an electric fireplace, a sleek modern kitchen, two double bedrooms (one currently used as a dining room), and a stylish three-piece bathroom. The front features an enclosed block-paved driveway with ample parking, while the rear offers a non overlooked, low-maintenance paved patio garden. **Contact Us To Arrange A Viewing 01942 356266******

- **Two Bedrooms**
- **Semi-Detached Bungalow**
- **Driveway**
- **Enclosed Front and Rear Gardens**
- **Freehold**
- **Not Overlooked at the Rear**

Entrance Hall

Via UPVC double glazed frosted door to the side elevation, wall mounted radiator, tiled flooring and ceiling light point.

Lounge

17' 5" x 12' 5" (5.30m x 3.78m) UPVC double glazed bow window to the front elevation, electric fireplace, wall mounted radiator and ceiling light point.

Kitchen/Diner

15' 5" x 10' 7" (4.70m x 3.22m) Two UPVC double glazed windows one to the rear elevation and one to the side elevation, UPVC double glazed door to the rear elevation, tiled flooring, spotlights, a variety of wall, base and drawer units, stainless steel sink unit with a swan neck tap, electric hob, extractor, eye-level double oven, wall mounted radiator, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer and part tiled walls.

Bedroom One

12' 1" x 10' 5" (3.68m x 3.17m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points and integrated wardrobes.

Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m) UPVC double glazed bow window to the front elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed window to the side elevation, vanity sink unit, bath with overhead shower, W/C, hand towel radiator, spotlights, tiled walls, tiled flooring and storage cupboards.

Outside

Front

Enclosed with gate access to the front, a block paved driveway, stone area with plants and shrubs and gate access to the rear.

Rear

Enclosed, not overlooked at the rear, low-maintenance with paved patio and stone areas with plants and shrubs and gate access to the front.

Tenure

Freehold

Council Tax

B



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? Wire

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)

24, Tewkesbury Road
Golborne
WARRINGTON
WA3 3LZ

Energy rating
D

Valid until: 24 July 2029

Certificate number: 8191-7723-6710-3514-7926

Property type Semi-detached bungalow

Total floor area 58 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 D. It has the potential to be B.

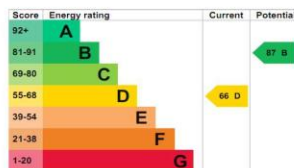
[See how to improve this property's energy efficiency.](#)

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.