

# Summercroft Close, Golborne, Warrington, WA3 3WL

ESTAS AWARD WINNING 'BEST NORTH WEST ESTATE AGENT'.

CONTACT US IF YOU HAVE A SIMILAR PROPERTY TO SELL!!

Situated on the edge of the village of Golborne sits this well presented, spacious, link detached family home. Well positioned for • The East Lancashire Road (A580) which opens up a wide selection of commuting possibilities. A short walk from a full range of amenities that Golborne has to offer ie shops, schools, public house/eateries and close to a selection of relaxing walks. This property comprises of entrance hall, wc, lounge, open plan kitchen/diner/family room, master and second bed to the first floor with family bathroom. Two further rooms and separate shower room to the top floor. Externally there is a stoned garden and driveway leading to garage to the front and to the rear there is an enclosed, well maintained laid to lawn garden and patio area. NO CHAIN!!

## Offers in Excess of £279,950

- Spacious Family Home
- Open Plan Kitchen/Diner
- Four Bedrooms
- Garage
- . Rear Garden
- NO CHAIN

#### **Entrance**

UPVC double glazed frosted door leading to hall.

## Hallway

Oak wood floor, wall mounted radiator, spot lighting and stairs to first floor.

#### Cloakroom

UPVC double glazed frosted window to the front elevation, wall mounted radiator, Oak wood floor, W/C, part tiled wall. and sink unit.

## Lounge

16' 7" x 10' 3" (5.05m x 3.12m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

## Open Plan Kitchen/Diner/Living Area

17' 5" x 17' 1" (5.297m x 5.195m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation and three UPVC double glazed skylights to the roof. Wall, base, drawer units with quartz worktops. 1.5 bowl stainless steel sink unit. Integrated hob, microwave oven, double oven, plumbing for washing machine, wine cooler, space for double fridge freezer. Speaker system and lighting to under units. 14 spotlights to ceiling and two wall mounted radiators.

#### First Floor

## Landing

Wall mounted radiator. Stairs to the first floor. Ceiling light point.

## **Bedroom One**

12' 1" x 10' 7" (3.68m x 3.22m) UPVC double glazed window to the front elevation, wall mounted radiator and built in wardrobes.

#### En-Suite

10' 10" x 4' 4" (3.3m x 1.32m) Wall mounted radiator, tiled floor, wc, sink unit and one and a half shower cubicle with mains shower.

## **Bedroom Two**

17' 6" x 8' 2" (5.33m x 2.49m) Two UPVC double glazed windows to the rear elevation, wall mounted radiator and built in wardrobes.

#### **Bathroom**

UPVC double glazed frosted window to the front elevation, wall mounted radiator, tiled floor, three piece suite with mixer shower taps.









## Second Floor

## **Bedroom Thre**

10' 8" x 10' 4" (3.25m x 3.15m) UPVC double glazed window to the front elevation, wall mounted radiator and loft access.

## **Bedroom Four**

10' 11" x 8' 8" (3.32m x 2.64m) UPVC double glazed window to the rear elevation, wall mounted radiator and built in cupboard.

## **Shower Room**

Wall mounted radiator, wc, sink unit and shower cubicle incorporating mains shower.

## Outside

### **Front**

Stoned front and driveway for off road parking leading to garage. Garage with up and over door, power and lighting.

#### Rear Garden

Well maintained, enclosed laid to lawn garden and patio area.

## Garage

Up and Over door.

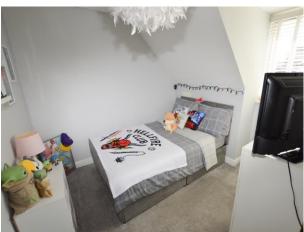
## **Tenure**

Leasehold.

## Council Tax Band

E.



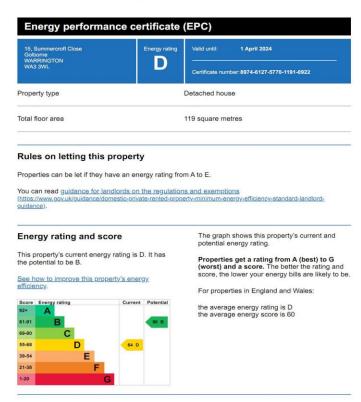






5/23/23, 1:31 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



https://find-energy-certificate.service.gov.uk/energy-certificate/8974-6127-5770-1191-0922?print=true

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.