



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

**Offers in Excess of  
£279,950**

**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!!**

- 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.



### Energy performance certificate (EPC)

15, Summercroft Close Golborne WARRINGTON WA3 3WL	Energy rating <b>D</b>	Valid until: <b>1 April 2024</b> Certificate number: 8974-6127-5770-1191-0922
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Property type: Detached house

Total floor area: 119 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 current 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**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.