



Barn Lane, Golborne, WA3 3NS

£249,950

Stone Cross Estate Agents are thrilled to present this charming three-bedroom semi-detached home, offered with NO CHAIN. Nestled in one of Golborne Village's most sought-after locations, this property is within walking distance of local shops, primary and secondary schools, and offers excellent commuter links via the East Lancashire Road (A580) and national motorways. While in need of some modernisation, this home has immense potential. The ground floor features an entrance hall, lounge, kitchen, and an inviting orangery. Upstairs, you'll find three bedrooms and a bathroom. Outside, the property boasts a driveway leading to a detached garage, providing ample off-road parking, with a beautifully maintained front garden. The rear garden, with its scenic field views, offers a peaceful and private retreat. Don't miss out on this fantastic opportunity! **Please Contact Us To Arrange A Viewing 01942 356266******

- **Three Bedrooms**
- **Two Reception Rooms**
- **Driveway**
- **Detached Garage**
- **No Chain**
- **Not Overlooked At The Rear**

Entrance Hall

UPVC double glazed door to the front elevation, hardwood double glazed frosted window to the side elevation, wall mounted radiator, ceiling light point, storage cupboard housing meters and stairs to the first floor.

Lounge

23' 10" x 10' 4" (7.27m x 3.16m) UPVC double glazed box bay window to the front elevation, two ceiling light points, two wall mounted radiators, two wall light points, wooden floors and an electric fire with a mantle.

Kitchen

10' 10" x 7' 2" (3.31m x 2.18m) Hardwood double glazed window to the side elevation, hardwood frosted double glazed window to the side elevation, a variety of wall, base and drawer units, one and a half stainless steel sink unit with a swan neck tap, gas hob, electric oven, extractor, part tiled walls, space for fridge/freezer, plumbing for washing machine, boiler and ceiling light point.

Orangery

10' 1" x 16' 4" (3.08m x 4.98m) Hardwood double glazed window to the side and rear elevations, UPVC double glazed door to the side elevation, wall mounted radiators and spotlights.

First Floor

Landing

Hardwood double glazed frosted window to the side elevation and a ceiling light point.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m) UPVC double glazed half box bay window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes and dresser.

Bedroom Two

11' 0" x 10' 8" (3.35m x 3.24m) Hardwood double glazed window to the rear elevation, wall mounted radiator, ceiling light point, wooden flooring and integrated wardrobes.

Bedroom Three

5' 9" x 7' 6" (1.75m x 2.29m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and wooden flooring.

Family Bathroom

7' 9" x 7' 5" (2.37m x 2.27m) Hardwood double glazed frosted window to the side elevation, W/C, wash hand



basin, bath with an overhead shower, double shower unit connected to the mains with a waterfall showerhead, wall mounted radiator, ceiling light point, tiled walls, tiled flooring and loft access.

Outside

Front

Block paved driveway leading to detached garage for ample off road parking, laid to lawn area with plants/bushes and access to the rear.

Garage

Detached, up and over door, window and door to the side elevation.

Rear

Not overlooked, field views, block patio and a laid to lawn area with plants.

Tenure

Freehold

Council Tax

B

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

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)

20 Barn Lane Golborne WARRINGTON WA3 3NS	Energy rating	Valid until:	14 August 2034
	C	Certificate number:	5634-6928-6400-0985-0292
Property type	Semi-detached house		
Total floor area	95 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.