



Beech Road, Golborne, WA3 3DE

***Offers in the Region Of
£189,950***

Stone Cross Estate Agents are thrilled to present this charming three-bedroom detached home. Ideally located near Golborne village's local amenities, schools, and with easy access to the East Lancashire Road (A580) and motorway networks. While in need of some modernisation, this property is perfect for first-time buyers. The ground floor features an entrance hall, lounge, kitchen, and dining room, with three bedrooms and a bathroom upstairs. Outside, you'll find a driveway leading to the garage at the front and an enclosed garden at the rear. Don't miss this opportunity!

*****Please Contact Us To Arrange A Viewing 01942 356266*****

- ***Three Bedrooms***
- ***Detached***
- ***Driveway***
- ***Garage***
- ***Two Reception Rooms***
- ***Ideal For First Time Buyers***

Entrance Hall

Via Wooden door to the front elevation, UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, meter cupboard and stairs to the first floor.

Lounge

13' 7" x 11' 2" (4.14m x 3.40m) UPVC triple glazed bow window to the front elevation, fire and mantle, ceiling light point, wall mounted radiator and an open arch leading into the dining room.

Kitchen

10' 2" x 6' 6" (3.09m x 1.98m) UPVC triple glazed window to the rear elevation, a variety of wall, base and drawer units, stainless steel sink unit with a swan neck tap, space for an oven, plumbing for washing machine, space for fridge/freezer, part tiled walls, boiler, ceiling light point, under stairs storage and a wooden single glazed frosted door to the side elevation.

Dining Room

9' 11" x 7' 7" (3.02m x 2.30m) UPVC triple glazed window to the rear elevation, ceiling light point and wall mounted radiator.

First Floor

Landing

UPVC triple glazed window to the side elevation, loft access, ceiling light point and an airing cupboard.

Bedroom One

8' 7" x 14' 5" (2.62m x 4.39m) Two UPVC triple glazed windows to the front elevation, ceiling light point, wall mounted radiator, integrated wardrobes, and a storage area over the stairs.

Bedroom Two

7' 11" x 8' 6" (2.42m x 2.58m) UPVC triple glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bedroom Three

7' 11" x 5' 9" (2.42m x 1.74m) UPVC triple glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

6' 9" x 6' 1" (2.07m x 1.86m) UPVC triple glazed frosted window to the side elevation, W/C, wash hand basin, walk in electric shower, wall mounted radiator, part tiled walls and ceiling light point.



Outside

Front

Driveway leading to the garage and a laid to lawn garden area with plants and shrubs.

Garage

Attached, up and over door, power and lighting with access to the rear.

Rear

Enclosed, laid to lawn, stones with plants/trees and bushes.

Tenure

Freehold

Council Tax

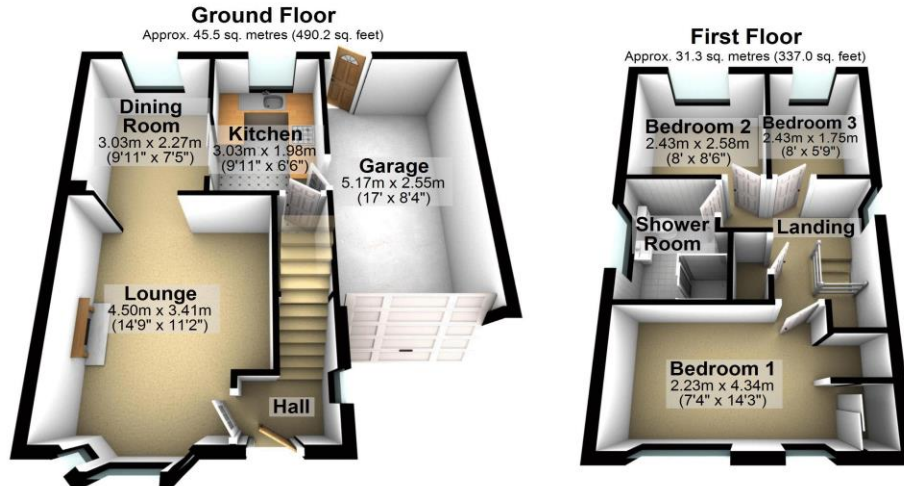
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Other Information

Water mains or private? Mains Parking Arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? Cable 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

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.





Total area: approx. 76.9 sq. metres (827.2 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy performance certificate (EPC)

22 Beech Road Golborne WARRINGTON WA3 3DE	Energy rating C	Valid until: 14 August 2034
		Certificate number: 0370-2795-1480-2994-4041
Property type	Detached house	
Total floor area	65 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.