



## Harvey Lane, Golborne, WA3 3RS

**Offers in Excess of  
£129,995**

**Stone Cross Estate Agents are thrilled to present this charming three-bedroom mid-terrace home, perfect for first-time buyers or investors. Being sold with NO CHAIN. Located on a popular main road, the property is close to shops, schools, and bus routes, as well as the nearby villages of Lowton and Newton-le-Willows with excellent transport links. It offers easy access to the East Lancashire Road (A580) and motorway networks. The ground floor features a lounge, dining room, kitchen, and a three-piece bathroom suite, while the first floor has three bedrooms. Outside, there are enclosed front and rear yards, with the rear providing off-road parking. Don't miss out on this wonderful home! We expect to receive £895 PCM. \*\*Please Contact Us To Arrange A Viewing 01942**

**356266\*\***

- **Three Bedrooms**
- **Mid Terraced**
- **Off Road Parking**
- **Two Reception Rooms**
- **Enclosed Yards To The Front And Rear**
- **No Chain**

### **Entrance Vestibule**

Via UPVC double glazed door to the front elevation, laminate flooring and a door leading into the lounge.

### **Lounge**

14' 5" x 14' 3" (4.39m x 4.34m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, two wall light points, gas feature fire, built in cupboard and laminate flooring.

### **Dining Room**

14' 5" x 11' 3" (4.39m x 3.43m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, under stairs storage and laminate flooring.

### **Kitchen**

10' 10" x 9' 6" (3.30m x 2.89m) UPVC double glazed window to the side elevation, ceiling light point, a variety of wall, base and drawer units, plumbing for washing machine, space for fridge/freezer, oven, hob, extractor, stainless steel sink unit with a mixer tap and part tiled walls.

### **Bathroom**

UPVC double glazed frosted window to the rear elevation, UPVC double glazed frosted window to the side elevation, ceiling light point, three piece suite comprising of a W/C, wash hand basin and a bath and part tiled walls.

### **First Floor**

#### **Landing**

Airing cupboard and access to three bedrooms.

#### **Bedroom One**

14' 4" x 12' 1" (4.37m x 3.68m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

11' 4" x 8' 3" (3.45m x 2.51m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and laminate flooring.

#### **Bedroom Three**

11' 1" x 6' 0" (3.38m x 1.83m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Outside**

#### **Front**

Enclosed yard with patio, stones and gate access at the front.



**Rear**

Enclosed yard with gate access to the rear leading to off road parking area.

**Tenure**

Leasehold: £1.70 per annum

**Council Tax**

A

**Other Information**

Water mains or private? Mains

Parking arrangements? Off road parking area to the rear

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not known

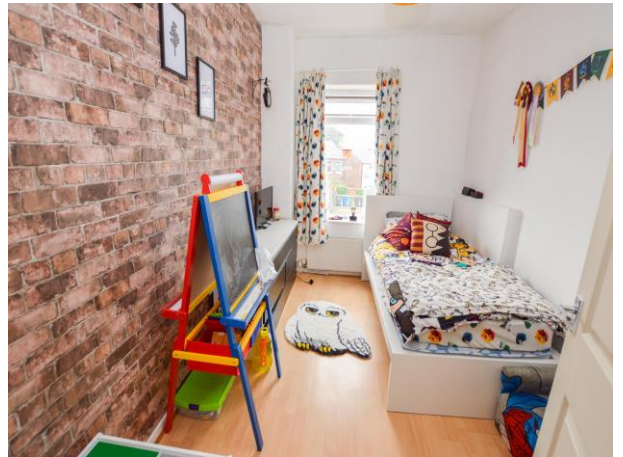
If there are restrictions on covenants? No

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.**



## Energy performance certificate (EPC)

10 HARVEY LANE  
GOLBORNE  
WARRINGTON  
WA3 3RS

Energy rating  
**D**

Valid until: 7 July 2031

Certificate number: 0234-3007-2203-1269-7204

Property type: Mid-terrace house

Total floor area: 91 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.

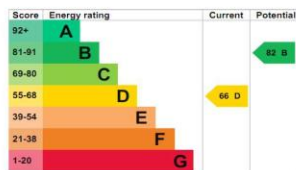
[See how to improve this property's energy efficiency.](#)

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.