



## ***Park Road, Golborne, WA3 3PS***

***Offers in Excess of  
£849,950***

*Stone Cross Estate Agents are thrilled to present this stunning four-bedroom detached family home, located on one of Golborne's most sought-after roads. Set in a serene semi-rural location, the property offers the perfect mix of peace and accessibility, with close proximity to shops, schools, the A580, the national motorway network, and Haydock Park Racecourse. Upon entering, you'll find a charming oak entrance porch leading to a spacious open-plan lounge, kitchen, and dining area, perfect for family gatherings. The kitchen features granite worktops and an oak island, while double doors open to a cozy snug with a feature fireplace. A second lounge with a log fire offers additional family space. The ground floor also includes a convenient cloakroom and utility room. Upstairs, three of the four bedrooms have en-suite bathrooms, with the master bedroom boasting floor-to-ceiling windows overlooking picturesque fields and an en-suite with a freestanding bath and open shower. The other two double bedrooms feature en-suites with double shower cubicles, and the fourth bedroom has ample fitted wardrobe space. Outside, the property benefits from a secure stone driveway with electric gates and a large, low-maintenance rear garden with artificial grass, peaceful field views, and a decked area perfect for entertaining. An outhouse currently used as a gym completes this exceptional home. Don't miss out on this gem! \*\*Contact Us To Arrange A Viewing 01942 356266\*\**

- ***Stunning Four Bedroom Detached Family Home***
- ***Four Bathrooms***
- ***Scenic Views To The Rear***
- ***Large Driveway With Ample Off Road Parking***
- ***Enclosed Rear Garden Which Isn't Overlooked***
- ***Four Reception Rooms***

### **Entrance Porch**

Via Oak door to the front elevation, light Oak effect UPVC double glazed windows to the front and side elevations, tiled flooring, wall mounted radiator and ceiling light point.

### **Hallway**

Spotlights, wall mounted radiator, tiled flooring, feature stained window to the front elevation and stairs to the first floor.

### **Lounge/Kitchen**

15' 7" x 26' 9" (4.76m x 8.15m) Open plan. Two black fronted UPVC double glazed windows to the rear elevation, black fronted UPVC double glazed French doors to the rear elevation, ceiling light point, spotlights and lights under wall units. Shaker style kitchen, space for Range cooker, a variety of wall, base and drawer units, ceramic sink unit with a swan neck tap, integrated dishwasher, integrated fridge/freezer, granite worktops, two wall mounted radiators, feature brick wall, Oak island with base and drawer units and is open plan leading to the dining room.

### **Dining Room**

9' 8" x 20' 10" (2.94m x 6.34m) UPVC double glazed black fronted window to the front elevation, tiled flooring, ceiling light point and two wall mounted radiators.

### **Snug**

12' 10" x 11' 5" (3.92m x 3.49m) UPVC double glazed black fronted window to the front elevation, ceiling light point, original polished timber flooring and a feature open fireplace.

### **Lounge**

25' 6" x 13' 7" (7.76m x 4.13m) Two UPVC double glazed black fronted windows to the front and side elevations, UPVC double glazed black fronted French doors to the rear elevation, log fire, three ceiling light points and two wall mounted radiators.

### **Cloakroom**

2' 11" x 5' 10" (0.90m x 1.78m) W/C, vanity sink unit, ceiling light point and tiled flooring.

### **Utility Room**

8' 8" x 8' 9" (2.63m x 2.67m) Tiled flooring, plumbing for washing machine, space for dryer, wall mounted radiator, wall units and ceiling light points.

### **First Floor**

#### **Landing**

UPVC double glazed window to the front elevation, spotlights and wall mounted radiator.

#### **Bedroom One**

15' 9" x 11' 2" (4.81m x 3.40m) Two UPVC double glazed windows to the front and side elevations, wall mounted radiator, ceiling light point, laminate flooring and opens to the en-suite.

#### **En-Suite**

6' 2" x 13' 7" (1.89m x 4.13m) UPVC double glazed window to the rear elevation, free standing bath, vanity sink unit, W/C, open shower with a waterfall shower head, tiled flooring, part tiled walls, spotlights and hand towel radiator.





**Bedroom Two**

15' 7" x 15' 5" (4.76m x 4.70m) UPVC double glazed window to the rear elevation, two ceiling light points and a wall mounted radiator.

**En-Suite**

5' 7" x 8' 1" (1.70m x 2.46m) UPVC double glazed frosted window to the side elevation, walk in shower, W/C, vanity sink unit, tiled flooring, part tiled walls, spotlights and hand towel radiator.

**Bedroom Three**

12' 11" x 11' 4" (3.93m x 3.45m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

**En-Suite**

5' 7" x 8' 0" (1.71m x 2.44m) UPVC double glazed frosted window to the side elevation, walk in shower unit, vanity sink unit, W/C, part tiled walls, spotlights and hand towel radiator.

**Bedroom Four**

12' 7" x 11' 6" (3.83m x 3.5m) (Approx) UPVC double glazed window to the rear elevation, integrated wardrobes, wall mounted radiator, ceiling light point and loft access.

**Outside****Front**

The property features a fully enclosed stone driveway with dual electric gates, providing secure access and ample off-road parking. The outdoor space is beautifully landscaped with low-maintenance artificial grass, complemented by a variety of trees, plants, and shrubs.

**Rear**

The enclosed rear garden boasts low-maintenance artificial grass, elegant sleeper borders, and breathtaking views to the side and rear, offering complete privacy with no overlooking. Enjoy outdoor living with spacious patio and decked areas, perfect for relaxation and entertaining.

**Outhouse**

Currently being utilized as a gym, two single glazed windows to the front elevation, and double doors to the front elevation.

**Tenure**

Leasehold

**Council Tax Band**

F

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Sky

If there are restrictions on covenants? No

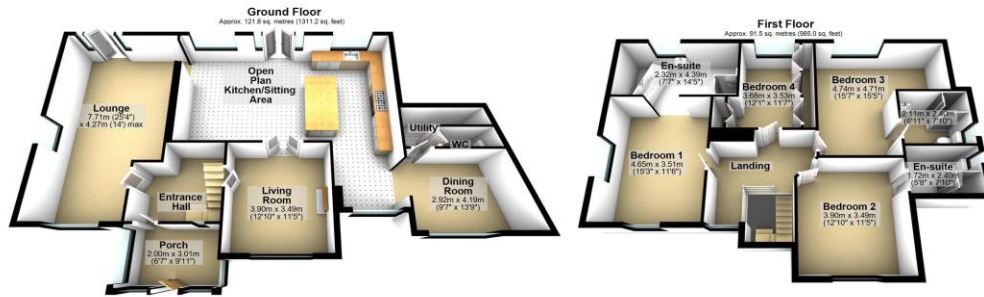
Is the property of standard construction? Yes

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. 213.3 sq. metres (2296.2 sq. feet)  
 This floor plan is for illustration purposes only.  
 Plan produced using Planific.

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

## Energy performance certificate (EPC)

67 Park Road  
Golborne  
WARRINGTON  
WA3 3PS

Energy rating  
**D**

Valid until: **24 September 2034**

Certificate number: **8200-8250-0922-5422-3143**

Property type: Detached house  
 Total floor area: 204 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 C.

[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.