



**Lowton Road, Golborne, WA3 3EF**

**Offers in Excess of  
£219,950**

**Stone Cross is thrilled to present this charming three-bedroom semi-detached home, ideally situated on a sought-after main road with easy access to shops, schools, and popular eateries. The property features a welcoming entrance hall, spacious lounge with French doors opening to a conservatory, a well-equipped kitchen, and a convenient ground floor cloakroom. Upstairs, you'll find three bedrooms and a family bathroom. Outside, the front offers an enclosed driveway and a lovely garden, while the private rear boasts a detached garage currently used as a workshop. Don't miss out on this beautiful home! **\*\*Please Contact Us To Arrange A Viewing 01942 356266\*\*****

- **Semi-Detached**
- **Three Bedrooms**
- **Enclosed Driveway Proving Off Road Parking**
- **Enclosed Rear**
- **Conservatory**
- **Detached Garage**



### **Entrance Hall**

Via Hardwood door to the front elevation, ceiling light point, wall mounted radiator, understairs storage with a UPVC double glazed window to the front elevation and stairs to the first floor.

### **Lounge**

18' 1" x 11' 5" (5.51m x 3.49m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the conservatory, ceiling light point, wall mounted radiator and electric fire.

### **Kitchen**

14' 0" x 12' 3" (4.26m x 3.73m) UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, laminate flooring, a variety of wall, base and drawer units, ceramic sink unit with a swan neck tap, induction hob, extractor, integrated dish washer, integrated wine cooler, plumbing for washing machine, part tiled walls, eye-level oven, integrated fridge/freezer and double doors leading into the conservatory.

### **Conservatory**

16' 3" x 12' 7" (4.95m x 3.84m) UPVC double glazed windows to the surround, two sets of UPVC double glazed French doors to the rear elevation and side elevation, ceiling light point and laminate flooring.

### **Inner Hall**

Hardwood door to the side elevation, ceiling light point and access to storage cupboard and cloakroom.

### **Cloakroom**

12' 8" x 22' 3" (3.87m x 6.79m) UPVC double glazed frosted window to the side elevation, W/C, wash hand basin and ceiling light point.

### **First Floor**

#### **Landing**

UPVC double glazed window to the front elevation, ceiling light point and off access.

#### **Bedroom One**

11' 5" x 10' 11" (3.49m x 3.34m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

#### **Bedroom Two**

12' 3" x 9' 4" (3.73m x 2.84m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



**Bedroom Three**

11' 5" x 7' 1" (3.49m x 2.17m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

**Family Bathroom**

9' 6" x 5' 2" (2.89m x 1.57m) UPVC double glazed window to the side elevation, spotlights, hand towel radiator, p shaped bath with an over head shower, vanity sink unit, W/C, part tiled walls and tile flooring.

**Outside****Front**

Enclosed, gate access to the front, driveway providing off road parking, garden area with patio, stones artificial grass and plants and double doors leading to the rear garden.

**Rear**

Enclosed, not overlooked at the rear, artificial grass, patio areas, shed and a detached garage.

**Garage**

Detached, power and lighting, wooden bifolding door to the front elevation and wooden door to the rear elevation and skylights.

**Tenure**

Freehold

**Council Tax Band**

B

**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.**





GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024

### Energy performance certificate (EPC)

37, Lowton Road  
Golborne  
WARRINGTON  
WA3 3EF

Energy rating  
**D**

Valid until: 7 July 2026

Certificate number: 8116-7823-4870-7543-7906

Property type: Semi-detached house  
Total floor area: 87 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.

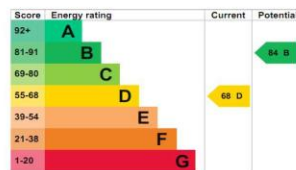
[See how to improve this property's energy efficiency.](#)

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.