



Halewood Avenue, Golborne, WA3 3RG

***Offers in Excess of
£249,950***

Stone Cross Estate Agents are thrilled to present this beautiful three-bedroom detached true bungalow, situated in the highly desirable area of Golborne. Ideally located for convenience, the property offers easy access to local shops, reputable schools, recreational grounds, major bus routes, and the East Lancashire Road (A580). Inside, this home features a spacious lounge, a bright open-plan kitchen and dining area, three well-proportioned bedrooms, and a family bathroom. Outside, the property boasts generous off-road parking, a charming front garden with manicured shrubbery, and a thoughtfully designed rear garden with a decked area, a stone patio, laid to lawn, and additional landscaping. This stunning home is not to be missed! **Please Contact Us To Arrange A Viewing 01942 356266**

- ***Off Road Parking***
- ***Semi-Detached True Bungalow***
- ***Three Bedrooms***
- ***Enclosed Rear Garden***
- ***Sought After Location***

Entrance

Wood Grain PVC double glazed combi door and frosted windows to the front elevation.

Hallway

Ceiling light point, wall mounted radiator, cupboard for storage and housing for boiler and meters.

Lounge

20' 8" x 16' 1" (6.3m x 4.9m) (maximum measurements) Wood Grain PVC double glazed half bay window to the front elevation, L shaped room, two wall mounted radiators, two ceiling light points and an electric fire.

Kitchen/Diner

17' 1" x 13' 6" (5.21m x 4.12m) UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear elevation, spotlights, Bora induction hob, double oven, two wall mounted radiators, wooden floor, 1.5 bow sink unit with mixer taps, Integrated fridge/freezer and integrated dishwasher.

Bedroom 1

12' 10" x 10' 3" (3.9m x 3.12m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point, integrated wardrobes and integrated side cabinets.

Bedroom 2

11' 10" x 8' 10" (3.6m x 2.7m) Wood grain PVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, integrated wardrobes and drawers.

Bedroom 3

8' 6" x 8' 6" (2.6m x 2.6m) Wood grain double glazed window to the side elevation, wall mounted radiator, integrated wardrobes, side cabinet and a ceiling light point.

Bathroom

UPVC double glazed frosted window to the side elevation, spotlights, W/C, vanity sink unit and a shower cubicle.

Outside

Front

Driveway and a front garden with shrubbery.

Rear

Decked and Patio areas, laid to lawn and shrubbery.

Council Tax

B



Tenure

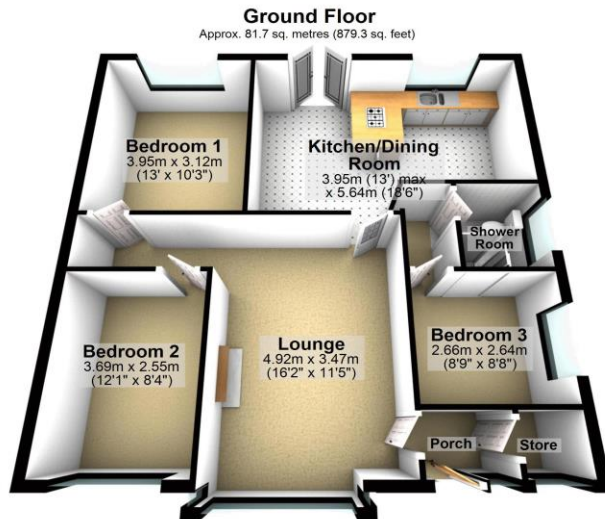
Leasehold

Other Information

Water mains or private? Mains Parking arrangements?
Drive 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? Standard 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. 81.7 sq. metres (879.3 sq. feet)

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

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

Energy performance certificate (EPC)

6 Halewood Avenue
Golborne
WARRINGTON
WA3 3RG

Energy rating
C

Valid until: 13 November 2034

Certificate number: 9242-3943-6209-6644-9200

Property type Semi-detached bungalow

Total floor area 81 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.