



Derby Road, Golborne, WA3 3JN

**Offers in Excess of
£199,950**

*Stone Cross is delighted to present this charming three-bedroom, semi-detached home, ideally situated for families and commuters alike. The property benefits from a convenient location, close to local amenities and highly regarded schools, with excellent transport links nearby, including easy access to the East Lancashire Road for seamless commuting and exploration of the surrounding areas. Inside, the ground floor welcomes you with an entrance hallway, leading to a lounge, a well-appointed kitchen and dining area. Upstairs, the first floor offers landing area, three generously sized bedrooms, separate W/C and a family bathroom. Outside the property features a double driveway and a front garden which is laid to lawn and planted with mature shrubs. To the rear there is an enclosed low maintenance garden with lawn laid with artificial turf and patio areas perfect for relaxation and outdoor entertaining. The garden also benefits from outdoor lighting and outdoor soffit spot lights. ****Please contact us to book a viewing*****

- **Three Bedrooms**
- **Semi-Detached**
- **Sought After Location**
- **Front and Rear Gardens**
- **Driveway for Off-Road Parking**

Entrance Hallway

Via a composite rock door to the front elevation, wall mounted radiator, ceiling light point, tiled flooring and stairs to first floor.

Lounge

17' 10" x 10' 7" (5.44m x 3.22m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, two ceiling light points, two wall mounted radiators and a built in electric fire.

Kitchen

13' 3" x 10' 9" (4.03m x 3.27m) UPVC double glazed window to rear elevation, UPVC double glazed window to side elevation and UPVC double glazed French doors to rear elevation. Vertical wall mounted radiator, ceiling light point, part tiled walls, tiled floor and under stairs storage cupboard with electric point. There are a range of wall, base and drawer units with gloss grey and white doors, space for American fridge freezer, plumbing for washing machine, sink unit with mixer tap and separate spray tap, gas hob, integrated electric oven and integrated microwave.

Dining Room

7' 1" x 6' 11" (2.16m x 2.11m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and electric and gas meters.

First Floor

Landing

UPVC double glazed window to the rear, wall mounted radiator and a ceiling light point.

W/C

4' 8" x 2' 10" (1.42m x 0.86m) UPVC double glazed window to the rear elevation, ceiling light point, tiled flooring and a W/C.

Bedroom 1

10' 1" x 12' 0" (3.07m x 3.67m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.

Bedroom 2

9' 6" x 10' 7" (2.89m x 3.22m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.

Bedroom 3

8' 0" x 7' 8" (2.45m x 2.33m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, storage cupboard housing the boiler and loft access.



Bathroom

5' 7" x 5' 3" (1.69m x 1.60m) UPVC double glazed frosted window to the rear elevation, ceiling light point, extractor, W/C, vanity sink unit, bath with an overhead electric shower, part tiled walls, heated towel radiator and tiled flooring.

Outside**Front**

Double driveway with off road parking and garden with area laid to lawn and planted with mature plants and shrubs.

Rear

Enclosed low maintenance garden with paved patio areas, lawn with artificial turf, borders planted with mature shrubs and trees, two sheds and greenhouse. Outdoor garden lighting and soffit lights.

Tenure

Freehold

Council Tax

A

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin Media

If there are restrictions on covenants? Yes

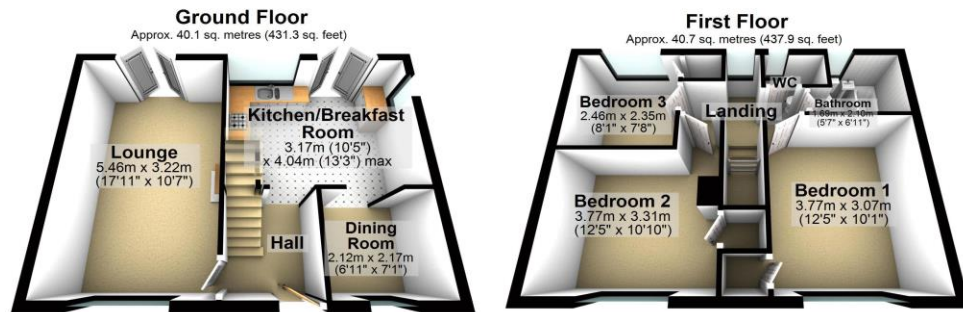
Is the property of standard construction? Standard

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. 80.7 sq. metres (869.2 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)			
124 Derby Road Golborne WARRINGTON WA3 3JN	Energy rating C	Valid until:	21 November 2034
		Certificate number:	2723-3944-5209-9104-4200
Property type		Semi-detached house	
Total floor area		83 square metres	

Rules on letting this property

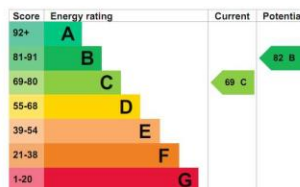
Properties can be let if they have an energy rating from A to E.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2723-3944-5209-9104-4200?print=true>

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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.