



**Rivington Avenue, Golborne, WA3 3HG**

**Offers in Excess of  
£229,950**

*Stone Cross Estate Agents are thrilled to present this beautifully extended and exceptionally well-presented three-bedroom semi-detached home. Situated in a highly convenient location, the property offers easy access to a variety of local amenities, including a selection of excellent primary and secondary schools. Comprising of an entrance hall, lounge, a thoughtfully designed extension that includes a convenient W/C and a kitchen/ diner. Upstairs you will find three generously sized bedrooms, a family bathroom with three piece suite incorporating wc, bath and vanity sink unit. Externally there is a paved garden to the front offering off road parking and to the rear is an enclosed extended garden with artificial grass and patio area. **\*\*Book now to arrange a viewing\*\****

- **Three Bedrooms**
- **Semi-Detached**
- **Sought After Location**
- **Driveway**
- **Enclosed Rear Garden**

### **Entrance Hallway**

*Wall Mounted Radiator and Spotlights.*

### **Lounge**

*10' 7" x 17' 11" (3.22m x 5.45m) UPVC double glazed window to the front elevation, spotlights, two wall light points and a wall mounted radiator.*

### **Extension**

*10' 2" x 23' 0" (3.1m x 7m) UPVC double glazed French doors to the rear elevation, two UPVC double glazed windows to the rear elevation, spotlights, five wall light points, laminate flooring, two wall mounted radiators, skylight and UPVC double glazed window to kitchen.*

### **W/C**

*Ceiling light point, W/C and a sink unit.*

### **Kitchen/Diner**

*UPVC double glazed frosted door to the side elevation, UPVC double glazed window to the front elevation, tiled walls, tiled flooring, wall base and drawer units, spotlights, wall mounted radiator, integrated oven, microwave, hob and extractor.*

### **Upstairs**

#### **Bedroom 1**

*11' 8" x 10' 5" (3.55m x 3.17m) UPVC double glazed window to the front elevation, integrated wardrobes, wall mounted radiator and a ceiling light point.*

#### **Bedroom 2**

*10' 4" x 9' 6" (3.16m x 2.90m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.*

#### **Bedroom 3**

*7' 11" x 7' 5" (2.42m x 2.25m) UPVC double glazed window to the rear elevation, ceiling light point and cupboard for storage.*

### **Bathroom**

*UPVC double glazed frosted window to the rear elevation, bath with an overhead shower, W/C, vanity sink unit, tiled walls and flooring, spotlights and a heated towel radiator.*

### **Outside**

#### **Front**

*Block paved driveway, Stoned area.*

#### **Rear**

*Artificial grass, paved areas.*





**Council Tax**

A

**Tenure**

Freehold

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Wire

If there are restrictions on covenants? Yes

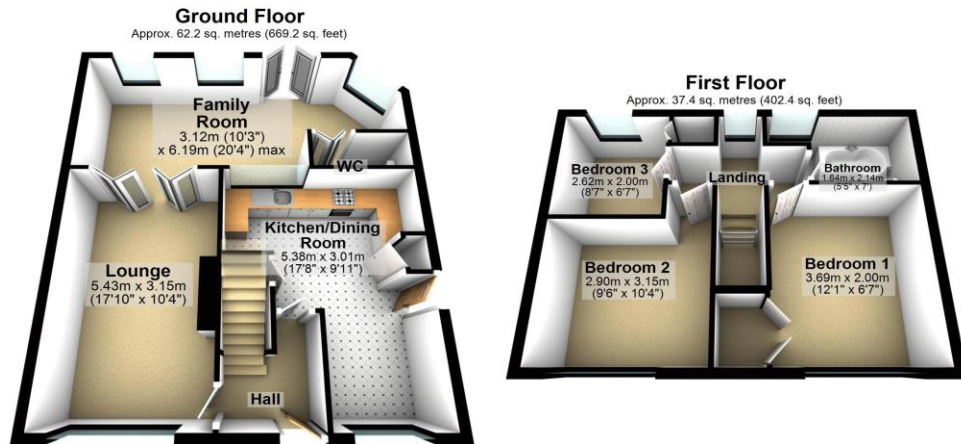
Is the property of standard construction? Standard

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. 99.6 sq. metres (1071.7 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)			
8 Rivington Avenue Golborne WARRINGTON WA3 3HG	Energy rating <b>C</b>	Valid until:	16 January 2035
		Certificate number:	9500-6766-0722-3494-3953
Property type		Semi-detached house	
Total floor area		103 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.

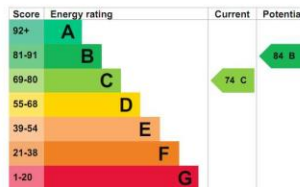
[See how to improve this property's energy efficiency.](#)

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.