



### **Millstone Court, Lowton, WA3 3NJ**

**Offers in Excess of  
£99,950**

***This two bedroom ground floor apartment is situated in a well sought after area of Golborne, it is within walking distance to Haydock Park Racecourse and Keepers. Ideal for a rental opportunity, approximate rental value at £750 pcm. Close to all local amenities ie shops, local primary/secondary schools and near to the main bus route. This property is well located offering ease of access for commuters to The East Lancashire Road and National Motorway Networks. Comprises of entrance hall, open lounge/kitchen/diner, two bedrooms and bathroom. Externally there is a parking space and communal gardens. \*\*\*PLEASE CONTACT US ON 01942 356266 TO ARRANGE A VIEWING\*\*\****

- **Ground Floor**
- **Rear Garden**
- **Parking Space**
- **Open Plan Lounge/Kitchen/Diner**
- **Two Bedrooms**

### **Entrance Hallway**

Fire door, two ceiling light points, wall mounted radiator, laminate flooring, cupboard housing the boiler and intercom.

### **Kitchen/Lounge/Diner**

21' 1" x 11' 11" (6.43m x 3.64m) UPVC double glazed french doors to the rear elevation, ceiling light point, 5 spot lights, wall mounted radiator, laminate and tiled floor, space and plumbing for a dishwasher and washing machine, integrated microwave, electric oven, hob and extractor.

### **Bedroom 1**

12' 6" x 15' 8" (3.80m x 4.77m) UPVC double glazed window to the rear, ceiling light point, wall mounted radiator, built in wardrobe and laminate flooring.

### **Bedroom 2**

9' 5" x 7' 7" (2.88m x 2.30m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and laminate flooring.

### **Bathroom**

Low Level W/C, vanity sink unit, double shower, part tiled walls, ceiling light point and a heated towel radiator.

### **Outside**

### **Front**

Paving Space.

### **Rear**

Communal Garden, Laid to Lawn, Mature Shrubbery and patio area.

### **Council Tax**

B

### **Tenure**

Leasehold: £TBC Service Charge: £111.65/month

### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? TBC

Coal mining issues in the area? TBC

Broadband how provided? TBC

If there are restrictions on covenants? TBC

Is the property of standard construction? TBC

Are there any public rights of way? TBC

Safety Issues? TBC



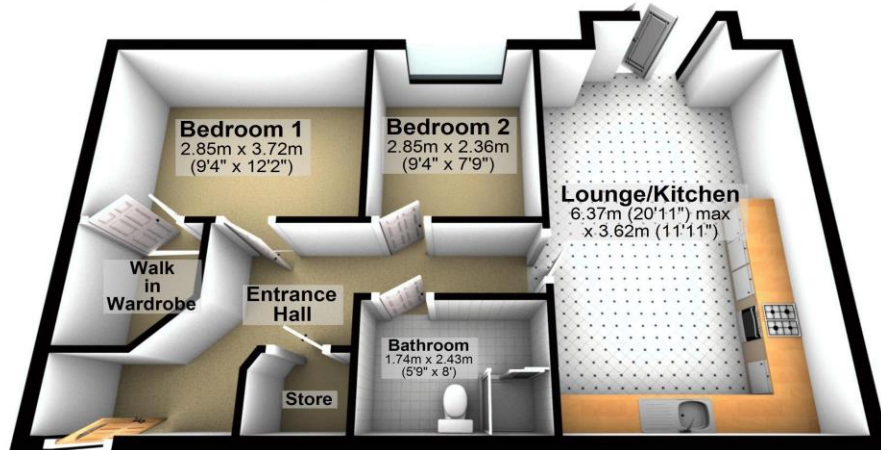


***Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.***



## Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 58.8 sq. metres (632.7 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)

15 Millstone Court Goborne WARRINGTON WA3 3NJ	Energy rating <b>B</b>	Valid until: 23 January 2035
		Certificate number: 7600-6047-0522-2422-3953

Property type	Ground-floor flat
Total floor area	57 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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	63 B	63 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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/7600-6047-0522-2422-3953?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.