



Edge Green Lane, Golborne, WA3 3UZ

**Offers in Excess of
£169,950**

Stone Cross are delighted to bring to the market this lovely three bedroom end terraced property. Within walking distance, you will find a wide selection of local amenities, such as shops, schools and pubs/eateries. Well positioned for transport links ie bus routes, The East Lancashire Road and National Motorway Network. Comprising of a hallway, lounge, kitchen/diner, WC to the ground floor. To the first floor are three bedrooms and a bathroom. Externally to the front is a driveway providing off road parking for two vehicles and to the rear is an enclosed laid to lawn garden with a paved patio area.

- ***Three Bedrooms***
- ***Sought After Location***
- ***Off Road Parking***
- ***Enclosed Rear Garden***
- ***Two Bathrooms***

Entrance

Via UPVC composite door to the front elevation with double glazed frosted window above door.

Hallway

Stairs to the first floor, ceiling light point, wall mounted radiator and laminate wood flooring.

Lounge

14' 9" x 11' 4" (4.5m x 3.45m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Kitchen/Diner

14' 5" x 12' 2" (4.4m x 3.7m) UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the rear elevation, wall, base, drawer units, 1.5 bowl stainless steel sink unit with swan neck mixer tap, integrated gas hob, eye level double oven, extractor, space for washing machine, space for fridge/freezer, under stairs storage, part tiled walls, 9 spotlights to ceiling, wall mounted radiator and tiled flooring.

W/C

UPVC double glazed frosted window to the rear elevation, WC, wall mounted sink unit, 2 x spotlights to ceiling, fully tiled walls and tiled flooring.

Upstairs

Landing

Loft access and ceiling light point.

Bedroom 1

14' 7" x 11' 6" (4.45m x 3.5m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom 2

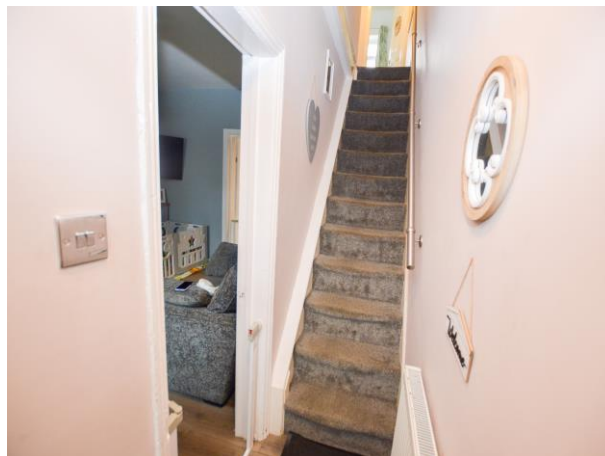
9' 5" x 7' 3" (2.88m x 2.2m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom 3

6' 11" x 6' 11" (2.1m x 2.1m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, 3 piece white suite comprising of bath with shower over, WC, pedestal hand basin, fully tiled walls, 6 spotlights to ceiling, wall mounted heated towel rail and tiled flooring.



Outside

Front

Driveway providing off road parking for two vehicles and gated access to rear.

Rear

Enclosed laid to lawn garden with mature tree border and paved patio area.

Council tax

A

Tenure

Leasehold: £1 per year

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

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.



Energy performance certificate (EPC)		
195a, Edge Green Lane Golborne WARRINGTON WA3 3UZ	Energy rating E	Valid until: 23 August 2025
		Certificate number: 0336-2884-7883-9325-0511
Property type	End-terrace house	
Total floor area	73 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 E. It has the potential to be C.

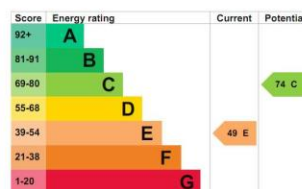
[See how to improve this property's energy efficiency.](#)

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.