



Dunham Avenue, Golborne, WA3 3RA

***Offers in Excess of
£299,999***

Stone Cross Estate Agents are delighted to bring to the market this BEAUTIFUL WELL PRESENTED 2 BEDROOM DETACHED TRUE BUNGALOW which has been renovated to a high standard. The open plan kitchen/diner in this property creates a perfect social space for family and friends to get together. It is located within a comfortable distance of local amenities, shops, schools and gives good access to the A580 East Lancashire Road and motorway network. Comprising of entrance hallway, open plan kitchen/diner, Lounge, cloakroom and two bedrooms with En-suites with the master of which has a walk through dressing area. Outside to the front there is a block-paved driveway providing ample off road parking. To the rear is an enclosed garden which has access for more parking and a detached garage. ***CONTACT US NOW TO ARRANGE A VIEWING OF THIS BEAUTIFUL BUNGALOW WHICH IS IN WALK IN CONDITION ***

- ***Detached Bungalow***
- ***Two Bedrooms both with En-Suites***
- ***Grand Hallway***
- ***Open Plan Kitchen/Diner***
- ***Garage and Off-Road Parking***

Entrance

Via composite double glazed frosted door with double glazed frosted window to the side.

Hallway

L shaped, tiled flooring, spot lights, feature wall mounted radiator, storage cupboard and loft access.

Kitchen/Diner

11' 3" x 19' 7" (3.44m x 5.96m) UPVC double glazed sliding door to the rear elevation, UPVC double glazed window to the rear elevation, a range of fitted wall, base and drawer units, NEFF oven, microwave, induction hob and extractor fan, Hot point coffee machine, integrated fridge and separate freezer, integrated dishwasher, washing machine and dryer. 1.5 sink unit with tap, tiled floors, spot lights and wall mounted radiator.

Lounge

16' 6" x 14' 1" (5.03m x 4.30m) Two UPVC double glazed windows to the front elevation, UPVC double glazed french doors to the side elevation, wall mounted radiator and ceiling light point.

Cloakroom

3' 3" x 5' 5" (0.98m x 1.66m) W/C with sink unit, tiled flooring and spot lights.

Master Bedroom

19' 1" x 10' 0" (5.81m x 3.06m) UPVC double glazed window to the side elevation, spot lights, ceiling light point and two wall light points, wall mounted radiator, integrated wardrobes, dresser and drawers.

En-Suite

6' 1" x 9' 9" (1.86m x 2.96m) UPVC double glazed frosted window to the rear elevation, vanity sink unit, W/C and double shower with waterfall head, hand towel rail, tiled flooring, part tiled walls and spot lights.

Bedroom Two

12' 1" x 8' 0" (3.69m x 2.45m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Second En-Suite

4' 8" x 8' 0" (1.41m x 2.45m) W/C, Sink unit, double shower with waterfall head, tiled flooring and walls, hand towel rail and spot lights.



Externally

Front

Block paved, laid to lawn and gate to access the rear.

Rear Garden

Enclosed laid to lawn garden, double gate allowing vehicle access and patio.

Detached Garage

Up and over door and door to the side.

Tenure

Freehold.

Council Tax Band

D.

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)																																			
7 Dunham Avenue Golborne WARRINGTON WA3 3RA		Energy rating C	Valid until: 10 December 2033 Certificate number: 2390-7099-0422-0392-3273																																
Property type		Detached bungalow																																	
Total floor area		97 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).																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's current energy rating is C. It has the potential to be B.		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.																																	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>71 C</td> <td>85 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	71 C	85 B	55-68	D			39-54	E			21-38	F			1-20	G		
Score	Energy rating	Current	Potential																																
92+	A																																		
81-91	B																																		
69-80	C	71 C	85 B																																
55-68	D																																		
39-54	E																																		
21-38	F																																		
1-20	G																																		

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.