



## *Nook Lane, Golborne, WA3 3BL*

*Offers in Excess of  
£199,950*

*Semi-Detached family home presented by Stone Cross Estate Agents. Nestled in a prime location at the Golborne/Lowton border, this residence offers convenient access to local amenities such as shops, schools, bus routes, recreational grounds, and charming bars/eateries. Positioned close to The East Lancashire Road (A580) and The National Motorway Network, the property boasts a well-designed ground floor featuring an entrance, lounge, kitchen, and a W/C. Upstairs, three bedrooms, the master benefiting from an ensuite and a family bathroom await. Outside, a tarmac driveway adorns the front with a garage perfect for storage, while the enclosed rear garden showcases laid to lawn and patio areas. Welcome home to contemporary elegance and convenience. \*\*Please Contact Us To Arrange A Viewing\*\**

- Three Bedrooms
- Semi-Detached
- Three Bathrooms
- Driveway
- Detached Garage

### **Entrance**

UPVC double glazed door to the front elevation, ceiling light point and access to the W/C.

### **Lounge**

14' 3" x 12' 1" (4.354m x 3.685m)

UPVC double glazed window to the front elevation, under stairs storage, laminate flooring, ceiling light point and a wall mounted radiator.

### **Kitchen/Diner**

15' 4" x 8' 10" (4.676m x 2.687m)

UPVC double glazed window to the rear elevation, UPVC French doors to the rear elevation, wall, base, drawer units, 1.5 bowl stainless steel sink unit with mixer tap, integrated gas hob, electric oven, extractor hood, space for fridge freezer, space for washing machine, wall mounted radiator and ceiling light point.

### **W/C**

UPVC double glazed frosted window to the front elevation, WC, hand basin and wall mounted radiator.

### **Upstairs**

#### **Bedroom One**

12' 1" x 9' 6" (3.688m x 2.899m)

UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Ensuite**

6' 4" x 3' 10" (1.941m x 1.1616m)

UPVC double glazed window frosted window to the front elevation, WC, hand basin, shower cubicle with mains shower, part tiled walls and tiled flooring.

#### **Bedroom Two**

9' 3" x 7' 7" (2.814m x 2.314m)

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

#### **Bedroom Three**

7' 7" x 5' 10" (2.314m x 1.774m)

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

### **Bathroom**

Ceiling light point, part tiled walls, W/C, sink unit and a bath.





## **Outside**

### **Front**

Three car parking spaces and a detached garage to the front elevation.

### **Rear**

Enclosed laid to lawn garden with paved patio area.

### **Council Tax**

B

### **Tenure**

### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTP

If there are restrictions on covenants? N/A

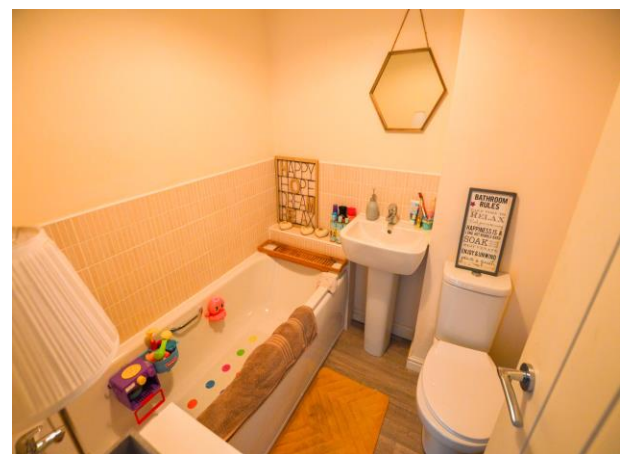
Is the property of standard construction? Yes

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.*









## Energy performance certificate (EPC)

23, Nook Lane Golborne WARRINGTON WA3 3BL	Energy rating <b>B</b>	Valid until: 12 June 2026
		Certificate number: 0333-3867-7163-9996-3285

Property type	Semi-detached house
Total floor area	69 square metres

### Rules on letting this property

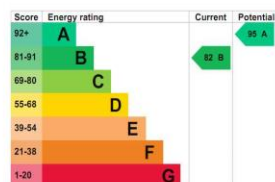
Properties can be let if they have an energy rating from A to E.

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 A.

[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



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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.

Stone Cross Estate Agents LTD

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