



Hereford Avenue, Golborne, WA3 3NA

**Offers in Excess of
£219,950**

Introducing this Three Bedroom Semi-Detached Bungalow courtesy of Stone Cross Estate Agents. This inviting home boasts convenient proximity to local amenities including shops, schools, and recreational facilities. The property welcomes you with an entrance hall leading to a lounge, a well-appointed kitchen, three bedrooms, and a bathroom. Outside, the property features a driveway for ample off-road parking, leading to the single garage, complemented by a stoned front garden. The rear garden, secluded with mature shrubbery and laid to lawn. **Please Contact Us To Arrange A Viewing******

- **No Chain**
- **Freehold**
- **Spacious Corner Plot**
- **Single garage with electric up and overdoor**
- **Full electrical rewire with certification**

Modern renovation including all new kitchen appliances and decor

Entrance Hallway

UPVC double glazed door to the front elevation, wall mounted radiator, spotlights and loft access.

Lounge

11' 9" x 13' 11" (3.57m x 4.23m)

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

Kitchen

10' 5" x 10' 0" (3.17m x 3.04m)

UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, spotlights, part tiled walls, brand new integrated oven & hob and extractor, wall mounted radiator.

Bedroom One

10' 8" x 8' 10" (3.25m x 2.7m)

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

Bedroom Two

9' 11" x 10' 8" (3.02m x 3.255m)

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

Bedroom three

6' 3" x 10' 7" (1.9m x 3.22m)

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

Bathroom

UPVC double glazed frosted window to the rear elevation, spotlights, wall mounted radiator, tiled walls, W/C, sink unit and a shower cubicle.

Outside

Front

Stoned front area

Rear

Driveway leading to single garage. Turfed garden, garage at rear.

Council Tax

B

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? TBC

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

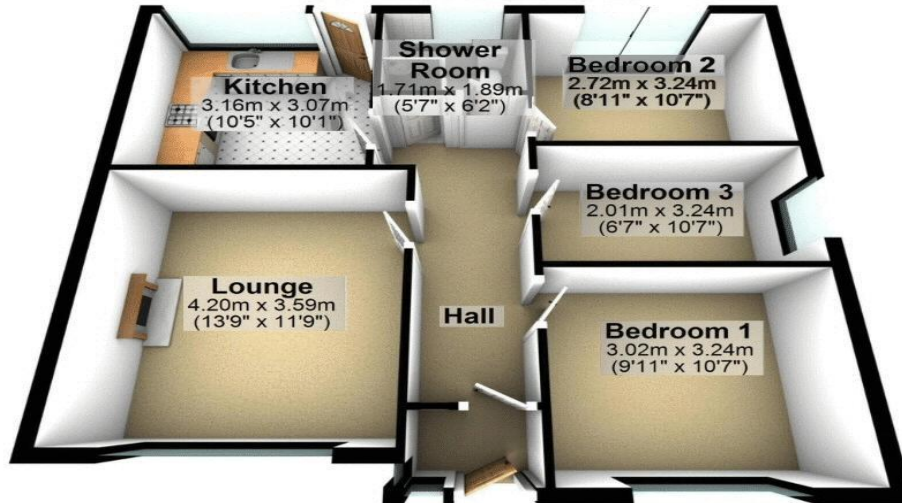
Safety Issues? No

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.



Ground Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy performance certificate (EPC)

1 Hereford Avenue Goborne WARRINGTON WA3 3NA	Energy rating	Valid until:	3 April 2034
	D	Certificate number:	0300-2354-2340-2604-6645
Property type	Semi-detached bungalow		
Total floor area	63 square metres		

Rules on letting this property

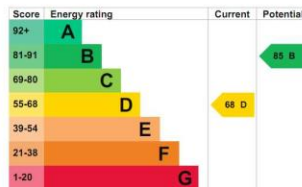
Properties can be let if they have an energy rating from A to E.

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 D. 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.