



Lowerfield Gardens, Golborne, WA3 3AQ

**Offers in Excess of
£209,950**

*Stone Cross Estate Agents proudly presents a captivating Three Bedroom Three Story Mews property nestled on the Golborne/Lowton border. Enjoy the convenience of local amenities including shops, schools, and recreational facilities just moments away. This stylish home features an inviting lounge with French doors opening to the conservatory, a modern kitchen, and a handy cloakroom on the ground floor. Upstairs, discover two well-appointed bedrooms, plus a family bathroom. Ascend to the second floor to find the luxurious master bedroom complete with its own en-suite. Outside, a driveway offers off-road parking, while the enclosed rear garden is low-maintenance paved patio area. ****Please Contact Us To Arrange A Viewing*****

- **Three Bedrooms**
- **Mid Mews**
- **Three Bathrooms**
- **Driveway**
- **Enclosed Rear Garden**

Entrance Hallway

Via a composite door to the front elevation, laminate flooring, ceiling light point, wall mounted radiator, stairs to the first floor and door to the W/C.

Lounge

13' 7" x 14' 8" (4.13m x 4.46m)

UPVC double glazed French doors to the conservatory, ceiling light point, under stair storage, two wall mounted radiators and laminate flooring.

Conservatory

10' 2" x 9' 11" (3.1m x 3.03m)

UPVC double glazed French doors to the rear elevation, Two UPVC double glazed windows to the side elevation, tiled flooring, spotlights and a breakfast bar.

Kitchen

6' 2" x 11' 1" (1.88m x 3.39m)

UPVC double glazed window to the front elevation, sink unit with a swan tap, wall, base and drawer units, oven, hob and extractor, space for a fridge/freezer, plumbing for a washing machine, housing the boiler, part tiled walls, laminate flooring and a ceiling light point.

W/C

W/C, ceiling light point, wash hand basin, wall mounted radiator, laminate flooring and a tiled splash back.

First Floor

Bedroom Two

13' 6" x 10' 0" (4.12m x 3.05m)

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

Bedroom Three

8' 8" x 13' 7" (2.65m x 4.14m)

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

Bathroom

6' 5" x 6' 11" (1.96m x 2.10m) Vanity sink unit, tiled splash back, W/C, bath, wall mounted radiator, ceiling light point and part tiled walls.

Second Floor

Master bedroom

14' 2" x 9' 9" (4.31m x 2.98m)

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



Ensuite

6' 6" x 6' 4" (1.99m x 1.92m)

UPVC double glazed sky light, wall mounted radiator, vanity sink unit, shower cubicle, W/C and a ceiling light point.

Outside

Front

Parking Space.

Rear

Enclosed patio garden.

Tenure

Council Tax

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided?

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.



Energy performance certificate (EPC)																																			
18 Lowerfield Gardens Golborne WARRINGTON WA3 3AQ	Energy rating C	Valid until:	27 April 2035																																
		Certificate number:	6335-3624-6400-0905-9226																																
Property type	Mid-terrace house																																		
Total floor area	89 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 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:																																	
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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.