



Oakfield Avenue, Golborne, WA3 3QU

***Offers in Excess of
£219,950***

Stone Cross are delighted to bring to the market this 3-bedroom semi-detached true bungalow which is located within a comfortable distance to local amenities, shops, schools and gives good access to the A580 East Lancs Road. Comprising of lounge, kitchen, three bedrooms and family bathroom. Outside to the front is a driveway leading to garage with enclosed laid to lawn garden and to the rear is an enclosed laid to lawn garden and patio area.

- ***Three Bedrooms***
- ***Semi-Detached***
- ***Off Road Parking***
- ***Enclosed Rear Garden***
- ***Integrated Garage***

Entrance

Via a UPVC double glazed lead/frosted window to the front elevation.

Hallway

Ceiling light point and meter cupboard.

Lounge

16' 5" x 14' 3" (5.016m x 4.34m) UPVC double glazed windows to the front and side elevation, electric fire incorporated fire surround, ceiling light point and wall mounted radiator.

Kitchen

10' 8" x 10' 2" (3.25m x 3.11m) UPVC double glazed frosted door to the rear elevation, UPVC double glazed window to the rear elevation, wall base and drawer units, stainless steel sink unit, spotlights, integrated oven, hob and extractor, integrated washing machine, integrated fridge/freezer and part tiled walls.

Bedroom One

14' 2" x 10' 0" (4.33m x 3.06m) UPVC double glazed window to the rear elevation, ceiling light point, integrated wardrobes and wall mounted radiator.

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m) UPVC double glazed patio doors to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

12' 9" x 6' 11" (3.89m x 2.11m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, fully tiled walls, floor, wc, sink unit, separate shower cubicle with mains shower, ceiling light point and heated towel rail.

Outside**Front**

Laid to lawn garden and driveway leading to garage.

Rear

Enclosed laid to lawn garden with borders and patio area.

Tenure

Leasehold: Absent Landlord

Council Tax

B



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.



Energy performance certificate (EPC)			
12, Oakfield Avenue Golborne WARRINGTON WA3 3QU	Energy rating D	Valid until:	10 July 2028
		Certificate number:	0652-2891-7035-9108-2551
Property type		Semi-detached bungalow	
Total floor area		71 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.

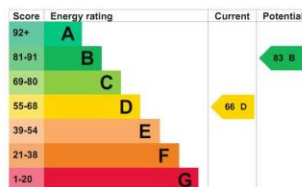
[See how to improve this property's energy efficiency.](#)

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.