



East Field Drive, Golborne, WA3 3YP

Stone Cross are delighted to bring to the market this FOUR BEDROOM DETACHED FAMILY SIZED HOME 'The LYDFORD' which is situated in a popular location in Golborne on ROTHWELLS FARM. The estate is within walking distance from all of the amenities that Golborne/Lowton Villages has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within close proximity to The East Lancashire Road (A580). The property comprises of an entrance hallway, lounge, kitchen/dining room with french doors and cloakroom to the ground floor. To the first floor there is a family bathroom and four bedrooms with the master benefitting from an en-suite. Outside to the front there is a driveway providing off road parking which leads to the detached garage and to the rear is a south facing, enclosed area laid to lawn with a paved patio area and a decked area. *** THIS PROPERTY IS NOT TO BE MISSED. PLEASE CONTACT US NOW TO ARRANGE A VIEWING***

£354,950

- Four Bedrooms
- Detached
- Three Bathrooms
- Driveway
- Detached Garage

Entrance Hallway

18' 8" x 6' 3" (5.69m x 1.90m)

Composite front door, tiled flooring, wall mounted radiator, ceiling light point and stairs to the first floor.

Lounge

14' 9" x 10' 6" (4.5m x 3.2m)

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

Kitchen/Diner

17' 5" x 10' 10" (5.3m x 3.3m)

UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, door to utility room, range of wall base and drawer units, tiled flooring, two ceiling light points, integrated oven, integrated dishwasher and part tiled walls.

Cloakroom

W/C, sink unit, tiled splash back, tiled flooring, ceiling light point and a wall mounted radiator.

Upstairs

Bedroom One

10' 2" x 9' 2" (3.10m x 2.80m)

UPVC double glazed window, wall mounted radiator, integrated wardrobes and a ceiling light point.

Ensuite

W/C, shower cubicle, vanity sink unit with a tiled splash back, wall mounted radiator and a ceiling light point.

Bedroom Two

10' 10" x 10' 2" (3.3m x 3.1m)

UPVC double glazed window, wall mounted radiator, integrated wardrobes, and a ceiling light point.

Bedroom Three

8' 10" x 6' 11" (2.7m x 2.1m)

UPVC double glazed window, wall mounted radiator, integrated wardrobe and a ceiling light point.

Bedroom Four

7' 3" x 6' 11" (2.2m x 2.1m)

UPVC double glazed window, wall mounted radiator and a ceiling light point.









Bathroom

 $6'7'' \times 5'11'' (2m \times 1.8m)$ W/C, bath with an overhead shower, vanity sink unit, part tiled walls, wall mounted radiator and a ceiling light point.

Outside

Front

Driveway for ample off road parking, Detached garage, laid to lawn and shrubbery.

Rear

South Facing, Laid to Lawn, decked area and patio area.

Tenure

Freehold

Council Tax

D

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? No
Is the property of standard construction? Yes
Are there any public rights of way? Public footpath runs along the back of property, the other side of the fence
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) 2. East Field Drive Coloronic Wasselscron Wasselscro

Rules on letting this property

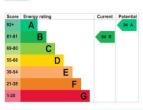
Properties can be let if they have an energy rating from A to E.

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

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





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

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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