



***East Field Drive, Golborne, WA3 3YP***

***£354,950***

*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\*\*\**

- 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" x 5' 11" (2m x 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 Golborne WARRINGTON WA3 3YP	Energy rating <b>B</b>	Valid until: 12 September 2029
		Certificate number: 0167-3867-7514-9691-6555
Property type	Detached house	
Total floor area	102 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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