



4 Cliftonmill Meadows, Golborne, WA3 3NH

**Offers in Excess of
£159,950**

Here at Stone Cross we are delighted to be able to offer for sale with NO CHAIN this TWO BEDROOM SEMI DETACHED PROPERTY ideal for first time buyers. This house is situated in a well sought after area off Barn Lane in Golborne. It is positioned close to all the local amenities that Golborne village has to offer i.e shops and primary/secondary schools and is located within ease of access to The East Lancashire Road (A580) and The National Motorway Networks. Comprises of entrance, lounge and kitchen/diner to the ground floor and a family bathroom and two bedrooms to the first floor. Externally to the front is a laid to lawn garden and driveway offering off road parking and to the rear there is an enclosed garden which is not overlooked ***PLEASE CONTACT US TO ARRANGE A VIEWING***

- **Two Bedrooms**
- **Semi-Detached**
- **Enclosed Rear Garden**
- **Driveway**
- **No Chain**

Entrance Vestibule

Via Composite door with double glazed frosted window, ceiling light point and stairs to first floor.

Lounge

9' 8" x 15' 5" (2.936m x 4.711m)

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

Kitchen/Diner

12' 10" x 8' 9" (3.916m x 2.673m)

UPVC double glazed window to rear elevation, wooden door to rear elevation, wall mounted radiator, ceiling light point, part tiled walls and under stairs storage.

There are a range of wall, base and drawer units, stainless steel sink unit with swan neck mixer tap, space for oven, plumbing for washing machine and space for fridge/freezer.

Upstairs

Landing

Wall mounted radiator, ceiling light point and loft access.

Bedroom One

12' 10" x 8' 7" (3.918m x 2.614m)

Two UPVC double glazed windows to front elevation, wall mounted radiator, ceiling light point, built in wardrobes and storage cupboard which houses boiler.

Bedroom Two

12' 10" x 7' 9" (3.912m x 2.365m)

UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and built in wardrobes.

Bathroom

7' 6" x 6' 2" (2.293m x 1.88m)

UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls, corner shower unit, sink unit and WC.

Outside

Front

Driveway for off road parking, area laid to lawn and gate access to rear garden.

Rear

Enclosed rear garden which is not overlooked, shed and paved with decorative stones and established plants.

Tenure

Leasehold



Council Tax
B

Other Information

Water mains or private? Mains

Parking arrangements? Parking at the Side

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTC

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? TBC

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)		
4 CLIFTONMILL MEADOWS GOLBORNE WARRINGTON WA3 3NH	Energy rating	Valid until: 1 August 2031
	D	Certificate number: 0300-2850-5030-2579-6855
Property type	Semi-detached house	
Total floor area	59 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.