



Cottesmore Way, Golborne, WA3 3XJ

***Offers in Excess of
£169,950***

*Offering to the market this two bed semi detached property which is located on a popular residential estate of Golborne. This property is well located for local shops, bus routes, The East Lancashire Road (A580) and The National Motorway network. Comprises of an entrance, porch, lounge, kitchen/diner and family bathroom. Externally there is a laid to lawn garden with driveway for off road parking to the front and to the rear in an enclosed laid to lawn garden with patio area. **Contact us now to arrange a viewing***

- Driveway for off road parking
- Semi Detached
- Kitchen/Diner
- Two Bedrooms
- Front and Rear Gardens

Entrance

Via a UPVC double glazed frosted door leading into porch.

Lounge

13' 6" x 12' 7" (4.11m x 3.83m)

UPVC double glazed window to the front, under stairs storage, stairs to first floor, laminate wood floor, wall mounted radiator and ceiling light point.



Kitchen/Diner

12' 8" x 8' 9" (3.86m x 2.66m)

UPVC double glazed window and door to the rear elevation, fitted units with integrated gas hob, electric oven, extractor and dishwasher. Wall mounted radiator, ceiling light point, Karndean flooring, space for fridge freezer and washing machine.



Upstairs

First Floor Landing

Bedroom One

12' 8" x 11' 8" (3.86m x 3.55m)

UPVC double glazed window to the front elevation, fitted wardrobes and drawers, laminate wood floor, ceiling light point and wall mounted radiator.

Bedroom Two

10' 11" x 6' 3" (3.32m x 1.9m)

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



Bathroom

UPVC double glazed frosted to the rear elevation, back to wall wc, vanity sink unit, tiled walls and floor, separate shower cubicle and ceiling light point.

Outside

Front

Laid to lawn garden with driveway for off road parking.

Rear

Enclosed laid to lawn garden and patio area.

Tenure

Leasehold



Council Tax

B

Other Information

Water mains or private? Mains

Parking Arrangements: Driveway

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

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)

47 Cottasmore Way Golborne WARRINGTON WA3 3XJ	Energy rating C	Valid until: 8 September 2034 Certificate number: 0380-2121-3410-2704-1131
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Property type: Semi-detached house
Total floor area: 72 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

73 C

87 B

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



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.

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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