



Barn Lane, Golborne, WA3 3NR

*Offers in Excess of
£169,950*

*Stone Cross Estate Agents are delighted to offer for sale this attractive 2 BEDROOM END TERRACE HOUSE which is set in one of Golborne Village's most desirable locations. The property is situated within walking distance to local amenities such as shops and local primary/secondary schools. Well located for ease of access to The East Lancashire Road (A580) and national motorway networks ideal for commuters. Comprising of entrance vestibule, lounge with double doors opening into the dining room and kitchen to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally to the front is a stone garden with mature shrubs and to the rear is an enclosed paved yard with gate access to the rear and to the garage. ***CONTACT US NOW TO ARRANGE A VIEWING****

- End Terrace
- Two Reception Rooms
- Enclosed Rear Yard
- Two Bedrooms
- Garage

Entrance

Via composite door with frosted window above into the vestibule.

Vestibule

Laminate flooring and wooden door into the lounge.

Lounge

13' 11" x 14' 0" (4.25m x 4.26m)

Hardwood double glazed window to front elevation, wall mounted radiator, ceiling light point, 2 wall light points, gas fire with mantle and double doors opening into the dining room.



Dining Room

14' 0" x 11' 0" (4.27m x 3.36m)

Hardwood double glazed window to rear elevation and side elevation, wall mounted radiator, ceiling light point, laminate flooring, door to kitchen and stairs to first floor.



Kitchen

8' 11" x 7' 10" (2.71m x 2.4m)

Hardwood double glazed window to side elevation, hardwood double glazed door to side elevation, heated towel radiator, ceiling light point, boiler, and part tiled walls. There are a range of wall, base and drawer units, integrated fridge/freezer, 1.5 stainless steel sink unit with mixer tap, built in oven with separate grill, gas hob and extractor.



First Floor

Landing

Ceiling light point and storage cupboard.

Bedroom One

13' 11" x 13' 11" (4.24m x 4.23m)

Hardwood double glazed window to front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

11' 1" x 8' 6" (3.37m x 2.59m)

Hardwood double glazed window to rear elevation, wall mounted radiator, ceiling light point and loft access.

Bathroom

8' 10" x 7' 11" (2.7m x 2.41m) Hardwood double glazed frosted window to rear elevation, wall mounted radiator, ceiling light point, part tiled walls, laminate flooring, storage cupboard, bath with overhead shower, sink unit and WC.



Outside

Front

Steps to front door, rear gate access, decorative stones and planted with shrubs

Rear

Enclosed paved yard with access gate to rear.

Garage

Door to side and rear, gas meter and plumbing for washing machine.

Tenure

Leasehold

Council Tax

A

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? No

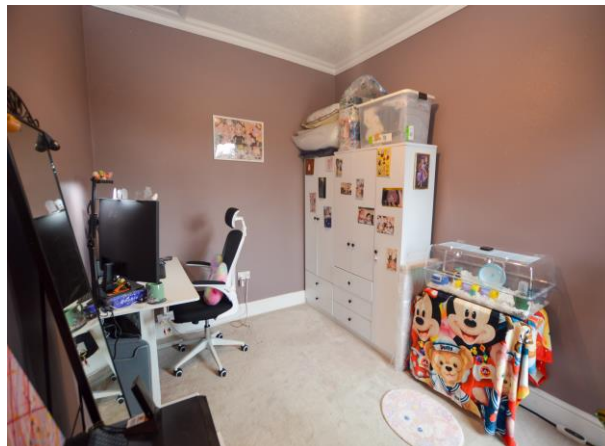
Is the property of standard construction? Yes

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)

23 Bam Lane
Golborne
WARRINGTON
WA3 3NR

Energy rating
D

Valid until: 11 July 2032

Certificate number: 5432-8123-4100-0929-8292

Property type

End-terrace house

Total floor area

79 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.

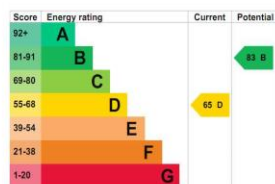
[See how to improve this property's energy efficiency.](#)

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





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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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