



**Sycamore Avenue, Golborne, WA3 3SF**

**£249,950**

*Stone Cross Estate Agents are delighted to bring to market this THREE BEDROOM SEMI DETACHED PROPERTY. Situated on a very popular residential estate and within walking distance of Golborne town centre. Ideally located for shops and restaurants. Infant, junior and senior schools are all within walking distance. Excellent location for commuting with the East Lancs road and main bus routes to Wigan and Leigh close by. The property comprises of entrance vestibule, hallway, lounge, kitchen/dining room, W/C, utility room and a garage to the ground floor and to the first floor there is a family bathroom and three bedrooms. Externally to the front there is a driveway for ample off road parking and to the rear is an enclosed garden with laid to lawn, patio areas and shrubbery.*

**\*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\***

- Three Bedrooms
- Semi-Detached
- Enclosed Rear Garden
- Driveway
- Two Bathrooms
- Garage

### **Entrance Vestibule**

*Via composite front door and luxury vinyl tiles.*

### **Hallway**

*Wall mounted radiator, stairs to the first floor, luxury vinyl tiles and a meter cupboard.*

### **Lounge**

*11' 11" x 10' 4" (3.63m x 3.15m)*

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



### **Kitchen/Diner**

*29' 8" x 9' 11" (9.04m x 3.02m)*

*UPVC double glazed french doors to the rear elevation, Two UPVC double glazed windows to the rear elevation, three spotlights, laminate flooring, two wall mounted radiators, wall base and drawer units, integrated fridge/freezer, integrated dishwasher, integrated microwave, wine cooler, induction hob and extractor, Hi Level Oven and a sink unit with a swan tap.*



### **W/C**

*6' 5" x 2' 10" (1.95m x 0.87m)*

*W/C, vanity sink unit with a mixer tap, spotlights and laminate flooring.*

### **Utility Room**

*6' 5" x 4' 4" (1.95m x 1.32m)*

*Laminate flooring, plumbing for a washing machine, space for a dryer, wall units and spotlights.*



### **Garage**

*10' 5" x 7' 4" (3.17m x 2.23m)*

*Electric door, spotlights, power and lighting.*

### **Upstairs**

#### **Landing**

*UPVC double glazed frosted window to the side elevation, Spotlights and Loft access.*

#### **Bedroom One**

*10' 10" x 11' 11" (3.29m x 3.64m)*

*UPVC double glazed window to the front elevation, three ceiling light points, wall mounted radiator and fitted wardrobes.*

#### **Bedroom Two**

*10' 7" x 10' 0" (3.22m x 3.04m)*

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





### **Bedroom Three**

7' 10" x 5' 10" (2.39m x 1.79m)

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

### **Bathroom**

UPVC double glazed frosted window, W/C, bath with an overhead shower, tiled flooring, tiled walls and a sink unit.

### **Outside**

### **Front**

Driveway for ample off road parking.

### **Rear**

Laid to Lawn, patio area and shrubbery.

### **Tenure**

### **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? TBC

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)

3A SYCAMORE AVENUE  
WIGAN  
WARRINGTON  
GOLBORNE  
WA3 3SF

Energy rating  
**D**

Valid until: 23 September 2030

Certificate number: 1000-0128-0022-1028-3103

Property type

Semi-detached house

Total floor area

83 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](#).

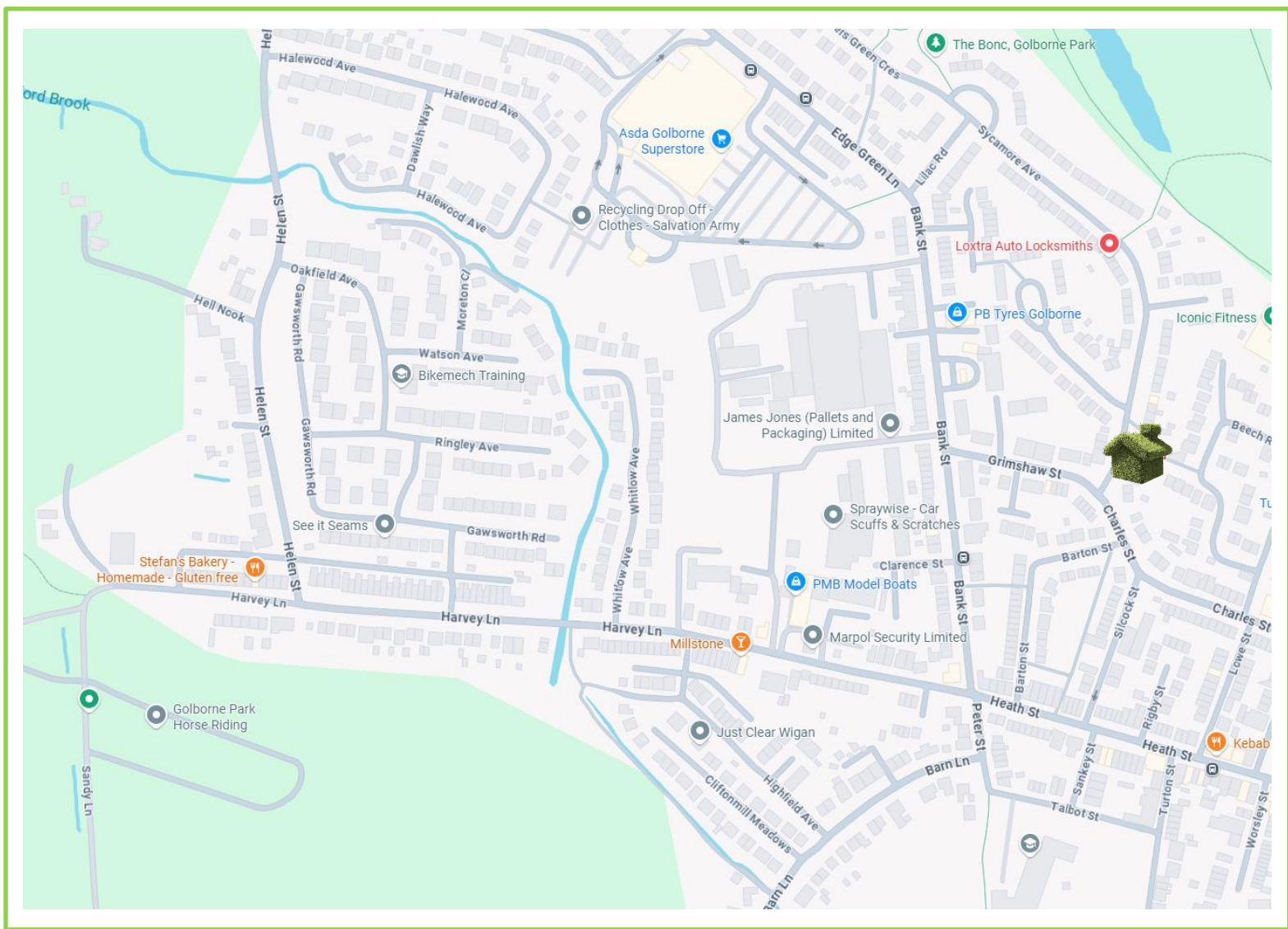
The graph shows this property's current and potential energy rating.

**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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