



Barn Lane, Golborne, WA3 3NR

*Offers in Excess of
£260,000*

*Stone Cross Estate Agents are pleased to present for sale this charming three-bedroom end-terrace home, ideally located in one of Golborne Village's most sought-after residential areas. Perfectly positioned within walking distance of local amenities—including shops and highly regarded primary and secondary schools—this property also offers excellent commuter links via the East Lancashire Road (A580) and the national motorway network. The ground floor accommodation comprises an inviting entrance hallway, a spacious lounge, a separate dining room, a well-appointed kitchen, and a family bathroom. Upstairs, the first floor boasts three generously sized bedrooms, ideal for families or those seeking extra space. Externally, the property features a well-maintained front garden with mature shrubs and a lawn, while to the rear there is a private enclosed yard with gated access to off-road parking. Don't miss out—contact us today to arrange your viewing!***CONTACT US NOW TO ARRANGE A VIEWING****

- Three Bedrooms
- End Terraced
- Enclosed Rear Yard
- Ample Off Road parking to the rear
- Outbuilding

Entrance Hallway

Composite front door, ceiling light point and a wall mounted radiator.

Lounge

12' 2" x 12' 2" (3.7m x 3.7m)

UPVC double glaze bay window to the front elevation, log burner, ceiling light point, hard wood floor and a wall mounted radiator.

Dining Room

13' 7" x 12' 10" (4.14m x 3.9m)

UPVC double glazed french doors to the rear elevation, ceiling light point, wall mounted radiator and hard wood floor.

Kitchen

7' 7" x 12' 6" (2.3m x 3.8m)

UPVC double glazed window to the to the side elevation, composite worktops and splash back, under stairs storage, led lights, wall mounted radiator, integrated fridge/freezer, washing machine, dishwasher, hob, extractor, oven and grill, wall base and drawer units and spotlights.

Bathroom

8' 2" x 7' 7" (2.5m x 2.3m)

UPVC double glazed frosted window to the side elevation, part tiled walls, tiled flooring, double shower cubicle, W/C, sink unit, bath with a hand held shower, spotlights and a heated towel radiator.

Upstairs

Bedroom One

15' 9" x 11' 11" (4.8m x 3.64m)

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

Bedroom Two

9' 2" x 13' 9" (2.8m x 4.2m)

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

Bedroom Three

12' 6" x 8' 6" (3.8m x 2.6m)

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

Outside

Front

Laid to lawn.



Rear

Outside Store, Parking and an electric charging point.

Council Tax

Tenure

Other Information

Water mains or private? Mains

Parking arrangements? Parking to the rear

Flood risk? No

Coal mining issues in the area? No

Broadband how provided?

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.***





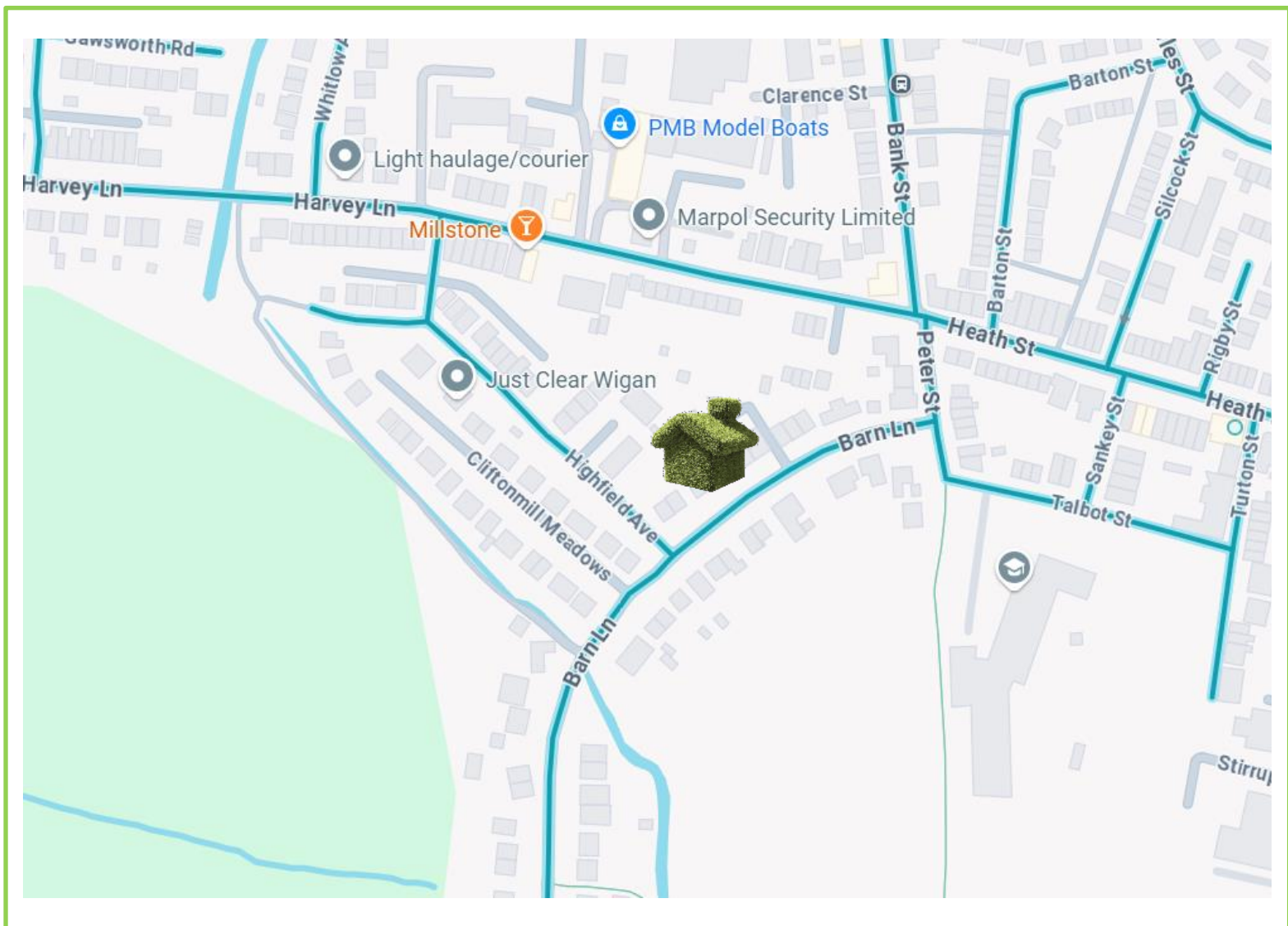


Certificate (EPC)	
Energy rating	Valid until:
D	Certificate number:
Semi-detached house	
105 square metres	
Rating from A to E:	
Regulations and exemptions (https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance)	
The graph shows potential energy rating	
Properties get a rating from A to E. The lower the energy rating, the less energy efficient the property is.	



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
			75 C





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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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