



Farmers Meadow, Golborne, WA3 3YQ

*Offers in Excess of
£344,950*

*Stone Cross are delighted to bring to the market this FOUR BEDROOM DETACHED FAMILY SIZED HOME 'The Lydford' which is situated in a popular location in Golborne on ROTHWELLS FARM. The estate is within walking distance from all of the amenities that Golborne/Lowton Villages has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within close proximity to The East Lancashire Road (A580). The property comprises of an entrance hallway, lounge, kitchen/dining room with french doors and cloakroom to the ground floor. To the first floor there is a family bathroom and four bedrooms with the master benefitting from an en-suite. Outside to the front there is a driveway providing off road parking which leads to the garage and to the rear is an enclosed area with artificial lawn, a paved patio area and stoned areas. ***PLEASE CONTACT US NOW TO ARRANGE A VIEWING****

- Four Bedrooms
- Detached
- Three Bathrooms
- Driveway
- Garage
- Enclosed Rear Garden

Entrance Hallway

18' 8" x 6' 3" (5.69m x 1.9m)

Via composite door to the front elevation, two ceiling light points, meter cupboard, under stairs storage, laminate flooring and stairs to the first floor.



Lounge

14' 9" x 10' 6" (4.5m x 3.2m)

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

Kitchen/Diner

17' 5" x 10' 10" (5.3m x 3.3m)

UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, wall base and drawer units, stainless steel sink unit with a mixer tap, Zanussi oven, hob and extractor, integrated dishwasher, integrated fridge/freezer, laminate flooring, two ceiling light points, wall mounted radiator and part tiled walls.



Utility

Base units and a ceiling light point.

W/C

W/C, ceiling light point, wash hand basin with a mixer tap, tiled splash back, wall mounted radiator and laminate flooring.



Upstairs

Landing

Loft Access, Ceiling light point and a wall mounted radiator.

Bedroom One

10' 2" x 9' 2" (3.1m x 2.8m)

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

Ensuite

W/C, ceiling light point, wall mounted radiator, shower cubicle and a wash hand basin with a mixer tap.

Bedroom Two

10' 10" x 10' 2" (3.3m x 3.1m)

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

Bedroom Three

8' 10" x 6' 11" (2.7m x 2.1m)

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



Bedroom Four

7' 3" x 6' 11" (2.2m x 2.1m)

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

Bathroom

Bath with an over head shower, W/C, ceiling light point, wall mounted radiator, tiled walls and flooring and a wash hand basin with a mixer tap.

Outside**Front**

Driveway leading to garage and laid to lawn.

Rear

Artificial Lawn, Paved and stoned areas.

Tenure

Freehold

Council Tax

D

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)			
3, Farmers Meadow Golborne WARRINGTON WA3 3YQ	Energy rating B	Valid until:	7 January 2030
		Certificate number:	0888-3035-7369-6480-4200
Property type		Detached house	
Total floor area		102 square metres	

Rules on letting this property

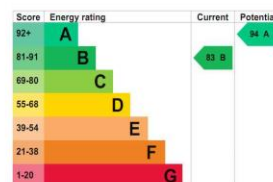
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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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