



Lowe Street, Golborne, WA3 3BP

**Offers in Excess of
£119,950**

Stone Cross Estate Agents are delighted to offer for sale this THREE BEDROOM MID TERRACED PROPERTY which is located in the heart of Golborne a stones throw away from all of the local amenities that the village has to offer i.e shops, schools and local bus routes. Within close proximity to Haydock Park Race Course and well positioned for The East Lancashire Road (A580). Comprising of a lounge, kitchen/diner and bathroom to the ground floor, three bedrooms and a family bathroom to the first floor. Externally the property has on street parking to the front and to the rear is an enclosed courtyard ideal for enjoying the summer sun.

*****A PROPERTY NOT TO BE MISSED. IDEAL FOR A FIRST TIME BUYER OR INVESTOR. CONTACT US NOW TO ARRANGE A VIEWING*****

- **Three Bedrooms**
- **Mid-Terraced**
- **Two Bathrooms**
- **Rear Courtyard**
- **Close to local amenities**

Lounge

16' 5" x 14' 9" (5m x 4.486m)

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

Kitchen/Diner

16' 4" x 11' 10" (4.979m x 3.616m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, wall, base and drawer units, ceiling light point, integrated hob, part tiled walls and a wall mounted radiator.

Bathroom

4' 7" x 6' 9" (1.402m x 2.057m)

UPVC double glazed frosted window to the side elevation, sink unit, tiled walls, shower cubicle, W/C, ceiling light point and a wall mounted radiator.

Upstairs**Bedroom One**

7' 6" x 12' 6" (2.274m x 3.8m)

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

Bedroom Two

7' 10" x 11' 11" (2.390m x 3.638m)

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

Bedroom Three

8' 2" x 3' 11" (2.487m x 1.184m)

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

Bathroom

Vanity sink unit, bath with a hand held shower, W/C, ceiling light point, part tiled walls and a wall mounted radiator.

Outside**Front**

On Street Parking.

Rear

Courtyard.

Tenure**Council Tax**

A



Other Information

Water mains or private?

Parking arrangements?

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.





Total area: approx. 88.6 sq. metres (953.6 sq. feet)

4/1/25, 2:22 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
13 Lowe Street Goborne WARRINGTON WA3 3BP	Energy rating D	Valid until:	31 March 2035
		Certificate number:	0835-2527-3400-0158-8222
Property type		Mid-terrace house	
Total floor area		89 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 C.

[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



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.