



Holly Road, Golborne, WA3 3JT

***Offers in Excess of
£159,950***

Stone Cross are delighted to bring to the market this THREE BEDROOM SEMI-DETACHED HOUSE situated on the Lowton/Golborne border and conveniently located close to local amenities, schools and public houses/eateries. Close to The East Lancashire Road and The National Motorway Network. The property comprises of an entrance vestibule, a lounge, kitchen/diner and to the first floor there are three bedrooms and a family bathroom. External highlights include a paved driveway to the front of the property and an enclosed garden to the rear. ***PLEASE CONTACT US NOW TO ARRANGE A VIEWING***

- ***Three Bedrooms***
- ***Driveway for Ample Off Road Parking***
- ***Enclosed Rear Garden***
- ***Kitchen/Diner***
- ***Semi Detached***

Entrance

Via UPVC double glazed door to the front elevation and UPVC double glazed windows, tiled flooring and a wall light point.

Hallway

With stairs to the first floor, meter cupboard, wall mounted radiator, UPVC double glazed window to the side elevation, doors which lead to lounge and kitchen dining room.

Lounge

13' 3" x 12' 7" (4.04m x 3.84m)

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

Kitchen/Diner

18' 10" x 8' 0" (5.74m x 2.44m)

Two UPVC double glazed windows to rear elevation, UPVC door to the side elevation, fitted with various wall base and draw units, with oven hob and extractor fan, wall mounted radiator, plumbing and space for a washing machine, stainless steel sink unit, part tiled walls, spotlight.

Upstairs

Landing

UPVC double glazed window to the side elevation, Loft Access and a storage cupboard.

Bedroom One

10' 11" x 9' 10" (3.33m x 3m)

UPVC double glazed window to front elevation, wall mounted radiator, fitted mirrored sliding wardrobes.

Bedroom Two

10' 11" x 8' 0" (3.33m x 2.44m)

UPVC double glazed window to the rear elevation, wall mounted radiator and storage cupboard.

Bedroom Three

8' 0" x 7' 11" (2.44m x 2.41m)

UPVC double glazed window to the front elevation and a wall mounted radiator.

Bathroom

UPVC double glazed frosted windows to side and rear, fitted with a 3 piece white bathroom suite, comprising of corner bath with over head shower, wash hand basin, W/C and tiled walls.

Outside

Front

Paved Driveway for ample off road parking.



Rear

Enclosed rear garden which is laid to lawn with a patio area.

Tenure

Freehold

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? FTTC

If there are restrictions on covenants? No

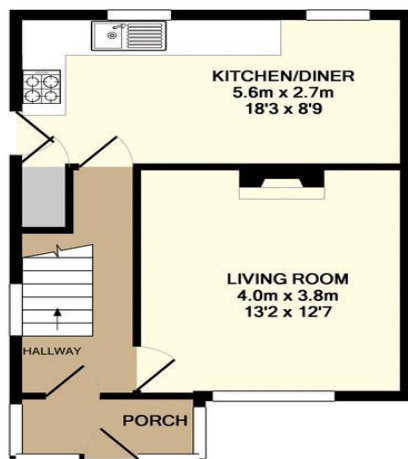
Is the property of standard construction? Standard

Are there any public rights of way? No

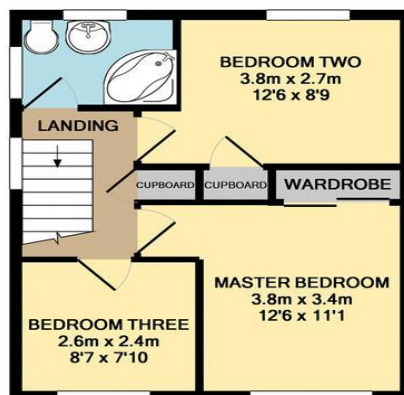
Safety Issues? No

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.





GROUND FLOOR
APPROX. FLOOR
AREA 39.9 SQ.M.
(429 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.9 SQ.M. (828 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 27 Holly Road Goborne WARRINGTON WA3 3JT | Energy rating C | Valid until: 24 March 2035 |
| | | Certificate number: 2542-3048-4207-4765-2204 |

| | |
|------------------|---------------------|
| Property type | Semi-detached 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 C. It has the potential to be B.

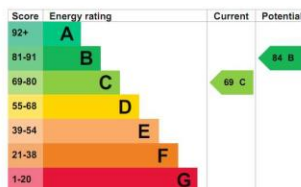
[See how to improve this property's energy efficiency.](#)

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



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.