



*Farm Croft Drive, Golborne, WA3 3YJ*

**£259,950**

*Stone Cross are delighted to bring to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME "the Gosford" which is situated in a popular location in Golborne on Rothwells Farm Estate. 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 proximity to The East Lancashire Road (A580). The property comprises of lounge, kitchen/diner, WC to the ground floor and to the first floor there is a family bathroom and three bedrooms with the master benefiting from an en-suite. Outside to the front there is a laid to lawn garden and driveway providing off road parking with open views and to the rear is an enclosed spacious garden with area laid to lawn and patio. \*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\**

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

### **Entrance Hallway**

Via composite double glazed frosted window door, wall mounted radiator, ceiling light point, stairs to first floor and storage cupboard.

### **W/C**

6' 1" x 3' 5" (1.85m x 1.04m)

Wall mounted radiator, ceiling light point, tiled floor, part tiled walls, WC and sink unit.

### **Lounge**

14' 0" x 12' 1" (4.26m x 3.68m)

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

### **Kitchen/Diner**

15' 6" x 9' 5" (4.72m x 2.87m)

UPVC double glazed french door to rear elevation, UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point, four spot lights, tiled floor and under stairs storage. There are a range of wall, base and drawer units, integrated fridge/freezer, integrated dishwasher, oven, hob, extractor, and one and half stainless steel sink unit.

### **Upstairs**

#### **Bedroom One**

9' 9" x 9' 4" (2.97m x 2.84m)

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

#### **Ensuite**

5' 9" x 5' 6" (1.75m x 1.68m)

UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, tiled floor, part tiled walls, shower cubicle, sink unit and WC.

#### **Bedroom Two**

10' 10" x 8' 8" (3.30m x 2.64m)

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

#### **Bedroom Three**

11' 8" x 6' 7" (3.55m x 2.01m)

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





### **Bathroom**

6' 8" x 5' 7" (2.03m x 1.70m)

Wall mounted radiator, ceiling light point, part tiled walls, tiled floor, bath with overhead shower, sink unit and WC.

### **Outside**

#### **Front**

Laid to lawn with driveway for off road parking.

#### **Rear**

Spacious enclosed garden, laid to lawn and patio.

### **Tenure**

Freehold

### **Council Tax**

B

### **Other Information**

Water mains or private? Mains

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.**









Energy performance certificate (EPC)			
66 Farm Croft Drive Goborne Warrington WA3 3YJ	Energy rating <b>B</b>	Valid until:	28 September 2030
		Certificate number:	8130-8131-8000-0031-0226
Property type		Semi-detached house	
Total floor area		80 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.](#)



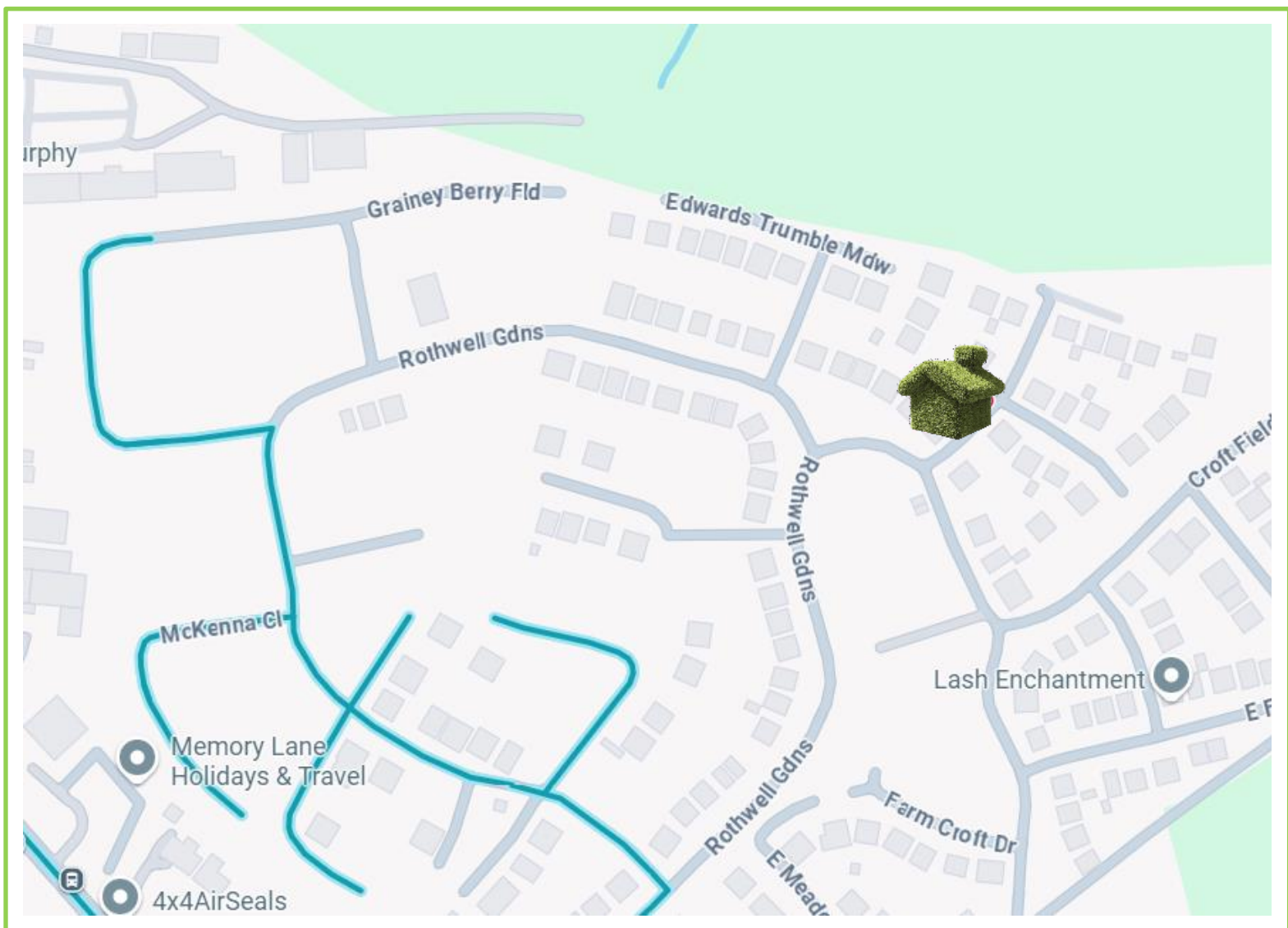
The graph shows this property's current and potential energy rating.

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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