



Eastfield Drive, WA3 3YP

***Offers in Excess of
£210,000***

Stone Cross are delighted to bring to the market with NO CHAIN this beautifully presented newly built 3 bed semi-detached three storey family home, which is situated in a popular location in Golborne. The estate is within walking distance from all of the amenities that Golborne/Lowton Villages has to offer ie 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, to the first floor there are two bedrooms and family bathroom, and the master with en-suite is on the second floor. Outside to the front there is a driveway providing off road parking and to the rear is an enclosed area laid to lawn and a paved patio area.

Semi-Detached

Three Storey

En-Suite to master bedroom

Large enclosed Rear Garden

Driveway

No Chain

******Please contact us on 01942 356266 to arrange a viewing******

Entrance Hallway

Via Composite door which is fitted with frosted glass, wall mounted radiator, ceiling light point, laminate flooring, storage cupboard and stairs leading to first floor.

Lounge

11' 5" x 14' 0" (3.487m x 4.265m) UPVC double glazed french doors leading to rear elevation with window at either side, wall mounted radiator and ceiling light point.

Kitchen/Diner

14' 0" x 17' 3" (4.263m x 5.252m) UPVC double glazed window to front elevation, wall mounted radiator, wall, base and drawer units, integrated zanussi oven, gas hob and extractor, two spotlights under units, one and half stainless steel sink unit, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, four spotlights, laminate floor and under stairs storage which is open.

Downstairs W/C

3' 2" x 5' 3" (0.973m x 1.603m) Wall mounted radiator, ceiling light point, sink unit, W/C and part tiled walls.

First Floor

Landing

UPVC double glazed window to side elevation, two ceiling light points and wall mounted radiator leading to an inner door, UPVC double glazed window to front elevation, ceiling light point, wall mounted radiator and stairs to second floor.

Bedroom Two

11' 6" x 14' 2" (3.514m x 4.310m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and storage cupboard.

Bedroom Three

7' 2" x 10' 10" (2.193m x 3.301m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

Bathroom

7' 3" x 6' 3" (2.202m x 1.895m) Wall mounted radiator, four spotlights, W/C, sink unit, bath, part tiled walls and tiled floor.



Second Floor

Bedroom One

21' 7" x 14' 1" (6.574m x 4.285m) UPVC double glazed window to front elevation, UPVC double glazed skylight, two wall mounted radiators, four wall lights and storage cupboard.

En-Suite

4' 10" x 8' 9" (1.462m x 2.658m) UPVC double glazed sky light, wall mounted radiator, three spot lights, double shower, W/C, sink unit and part tiled walls.

Outside

Front garden

Driveway with parking for two or three cars, with part lawn/part shrub area.

Rear Garden

Enclosed garden mostly laid to lawn with a paved patio area, side gate access, not overlooked.

Tenure

Council Tax

C

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.





1/19/2021

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

Energy performance certificate (EPC)

<p>22, East Field Drive Golborne WARRINGTON WA3 3YP</p>	<p>Energy rating</p> <h1>B</h1>
<p>Valid until 10 November 2029</p>	<p>Certificate number 8341-7639-6209-0789-7992</p>

Property type
Semi-detached house

Total floor area
103 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

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

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.