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Harvey Lane, Golborne, WA3 3QL

£180,000

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Quote Reference: JA1142 - Welcome to Harvey Lane, a beautifully presented two-bedroom cottage-style terrace, perfectly positioned in the heart of Golborne.

Immaculately presented and rich in character, this charming home effortlessly blends period features with the comforts of modern living. Impressive high ceilings, two generously proportioned reception rooms, each boasting its own cosy log-burning fire, and a beautifully appointed contemporary kitchen combine to create a home full of warmth, elegance and individuality. A truly delightful property with far more to offer than first meets the eye.

The location is equally appealing, with a fantastic selection of local amenities close by, including independent boutique shops, artisan cafés and supermarkets. There is also a choice of popular primary and secondary schools, including Golborne High School, while Haydock Park Racecourse is just a short distance away.

For those who commute, the property enjoys excellent transport links, with convenient access to the M62 motorway, East Lancashire Road, local bus services and Newton-le-Willows railway station. Adding to the appeal, work is underway on the exciting plans for Golborne's very own railway station, further enhancing the area's connectivity and long-term appeal.

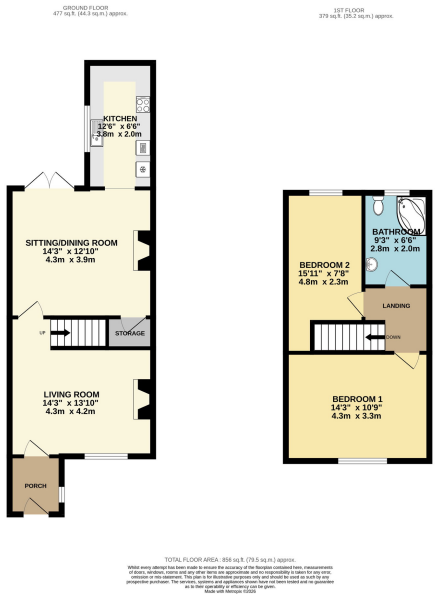
Step inside...

You're welcomed by an inviting entrance porch, leading through into the bright and spacious living room. This lovely reception space boasts impressive high ceilings, original character features and a cosy log-burning fire, creating the perfect setting to relax and unwind.

The second reception room is equally impressive in its proportions and versatility. Flooded with natural light from the patio doors overlooking the rear garden, this versatile space lends itself perfectly to both formal dining and entertaining. A second log-burning fire adds further charm and creates an especially cosy atmosphere during the colder months.







- Quote Reference: JA1142
- Two Spacious Reception Rooms
- Tall Cielings
- South-Facing Rear Garden
- Potential For A Double Story Extension STPP
- Gorgeous Cottage-Style Terrace
- Modern Fitted Kitchen With Integrated Appliances
- Two Seperate Log-Burning Fires
- Brick Out-Building To The Rear Providing Useful Storage
- Excellent Commuting Links Via Bus, Rail and Road



Energy performance certificate (EPC) – Find an energy certificate – GOV.UK 18/11/2026, 23:23

Energy performance certificate (EPC)

78 HARVEY LANE GOLBORNE WARRINGTON WA3 3QL	Energy rating D	Valid until:	26 May 2031
		Certificate number:	0380-2266-7050-2629-0645

roperty type	Mid-terrace house
otal floor area	72 square metres

lules on letting this property

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

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-perty-minimum-energy-efficiency-standard-landlord-guidance).

nergy rating and score

is property's energy rating is D. It has the potential to be B.

e how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2266-7050-2629-0645 Page 1 of 8

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