



Stone Cross  
Estate Agents

**Hereford Avenue, Golborne, WA3 3NA**

**£205,000**

*Introducing this Three Bedroom Semi-Detached Bungalow courtesy of Stone Cross Estate Agents. This inviting home boasts convenient proximity to local amenities including shops, schools, and recreational facilities. The property welcomes you with an entrance hall leading to a lounge, a well-appointed kitchen, three bedrooms, and a bathroom. Outside, the property features a driveway for ample off-road parking, complemented by a charming front garden. The rear garden, secluded with mature shrubbery and laid to lawn.*

**\*\*Please Contact Us To Arrange A Viewing\*\***

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Front and Rear Gardens**
- **No Chain**

### **Entrance Hallway**

UPVC double glazed door to the front elevation, wall mounted radiator, two ceiling light points and loft access.

### **Lounge**

11' 9" x 13' 11" (3.57m x 4.23m)

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

### **Kitchen**

10' 5" x 10' 0" (3.17m x 3.04m)

UPVC double glazed frosted door to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point, part tiled walls, integrated oven, hob and extractor, wall mounted radiator and housing the boiler.

### **Bedroom One**

10' 8" x 8' 10" (3.25m x 2.7m)

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

### **Bedroom Two**

9' 11" x 10' 8" (3.02m x 3.255m)

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

### **Bedroom Three**

6' 3" x 10' 7" (1.9m x 3.22m)

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

### **Bathroom**

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

### **Outside**

#### **Front**

Driveway, laid to lawn and shrubbery.

#### **Rear**

Laid to lawn, shrubbery areas and patio.

#### **Tenure**

Freehold

#### **Council Tax**

B



### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

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





Total area: approx. 64.9 sq. metres (699.0 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

### Energy performance certificate (EPC)

2 Hereford Avenue Golborne WARRINGTON WA3 3NA	Energy rating <b>C</b>	Valid until: 3 March 2035
		Certificate number: 0645-3047-4207-7165-4204

Property type	Semi-detached bungalow
Total floor area	67 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.