



Lowerfield Gardens, Golborne, Warrington, WA3 3AQ

We are delighted to bring to market with NO CHAIN this THREE STOREY, THREE BEDROOM END TOWN HOUSE which is situated on the Golborne/Lowton border well located for all of the local amenities that both villages have to offer i.e shops, schools, local bus routes, recreational grounds and a selection of public houses/eateries. Within close proximity to The East Lancashire Road (A580) and The National Motorway Network.

The property comprises of entrance hall, ground floor WC, kitchen and lounge to the ground floor and to the first floor there are two bedrooms and family bathroom and to the second floor is the master bedroom which has the benefit of en suite. Externally to the front there is off road parking and to the rear is an enclosed low maintenance garden with decking.

*****CONTACT US NOW TO ARRANGE A VIEWING*****

£199,950

- *Three Storey End Town House*
- *Downstairs WC*
- *Three Bedrooms*
- *En-Suite to Master Bedroom*
- *Low maintenance rear garden*
- *No Chain*

Entrance Hall

Via composite double glazed front door, ceiling light point and stairs to first floor.

Downstairs WC

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

Kitchen

11' 5" x 6' 2" (3.49m x 1.89m) UPVC double glazed window to front elevation, ceiling light point, a range of wall, base and drawer units, integrated oven, hob, extractor, space for washing machine, space for fridge/freezer and sink unit.

First Floor

Landing

Wall mounted radiator, ceiling light point, doors to bedrooms two, three and bathroom and stairs to second floor.

Bedroom Two

13' 7" x 9' 9" (4.14m x 2.97m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point.

Bedroom Three

13' 7" x 8' 10" (4.14m x 2.70m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

Bathroom

UPVC double glazed window to side elevation, part tiled walls, bath, WC and Sink Unit.

Second Floor

Second Floor Landing

Velux window, wall mounted radiator and built in cupboard.

Bedroom One

18' 1" x 9' 10" (5.51m x 3.00m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and access to loft.

En-Suite

Velux window, wall mounted radiator, shower, WC and sink unit.



Outside

Front

Off road parking

Rear Garden

Enclosed low maintenance garden with decking and artificial grass.

Tenure

Leasehold

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.



Energy performance certificate (EPC)

8, Lowerfield Gardens Golborne WARRINGTON WA3 3KD	Energy rating C	Valid until: 8 June 2030 Certificate number: 8870-7326-7780-2065-5205
--	---------------------------	--

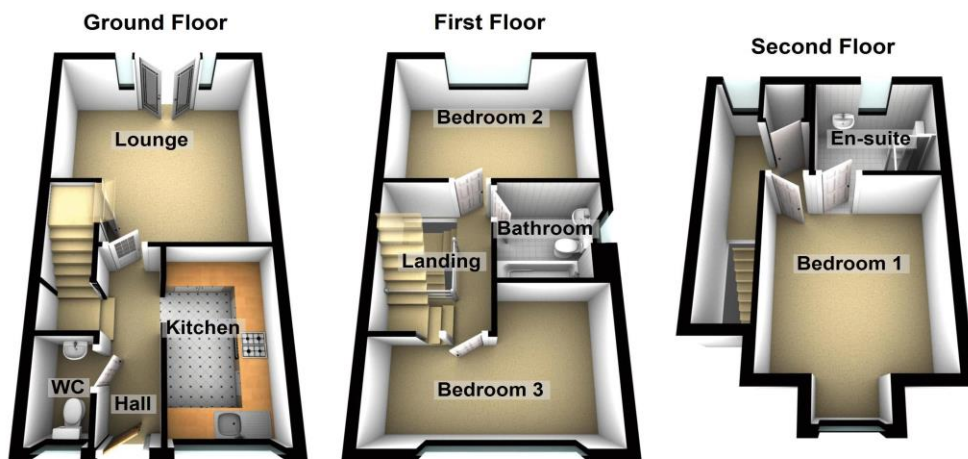
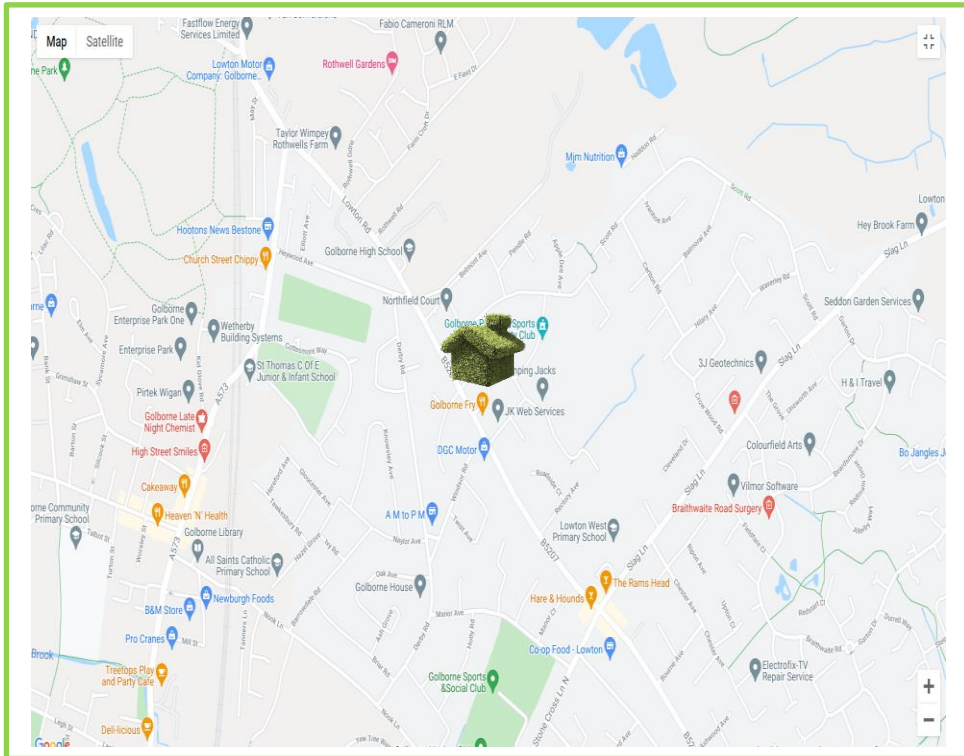
Property type: End-terrace house

Total floor area: 73 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-for-floor-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-for-floor-standards>).



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

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

info@stonecrossea.co.uk

www.stonecrossestateagents.co.uk