



LIGHTSHAW LANE, GOLBORNE, WA3
£5,000 per month*

Carter Jonas

LIGHTSHAW LANE, GOLBORNE, WA3

A four bedroom detached property situated within the town of Golborne.

Accommodation comprising - Entrance Hall, Downstairs Cloakroom, Study, Sitting Room, Dining Room, Breakfast Kitchen and Utility Room. To the first floor are four bedrooms, ensuite bathroom and separate family bathroom.

Externally there is an annexe with two bedrooms, sitting room and kitchen with shower room. There is also a leisure suite which includes swimming pool, shower room and boiler. leisure suite with swimming pool and shower room, converted garage, 3 outbuildings and stable block. Three grassed fields, menage and private driveway for several vehicles

Mains gas, electricity and water are connected to the property. Sewerage is to a treatment plant located in front field"

Available early November for a 12 month tenancy unfurnished.

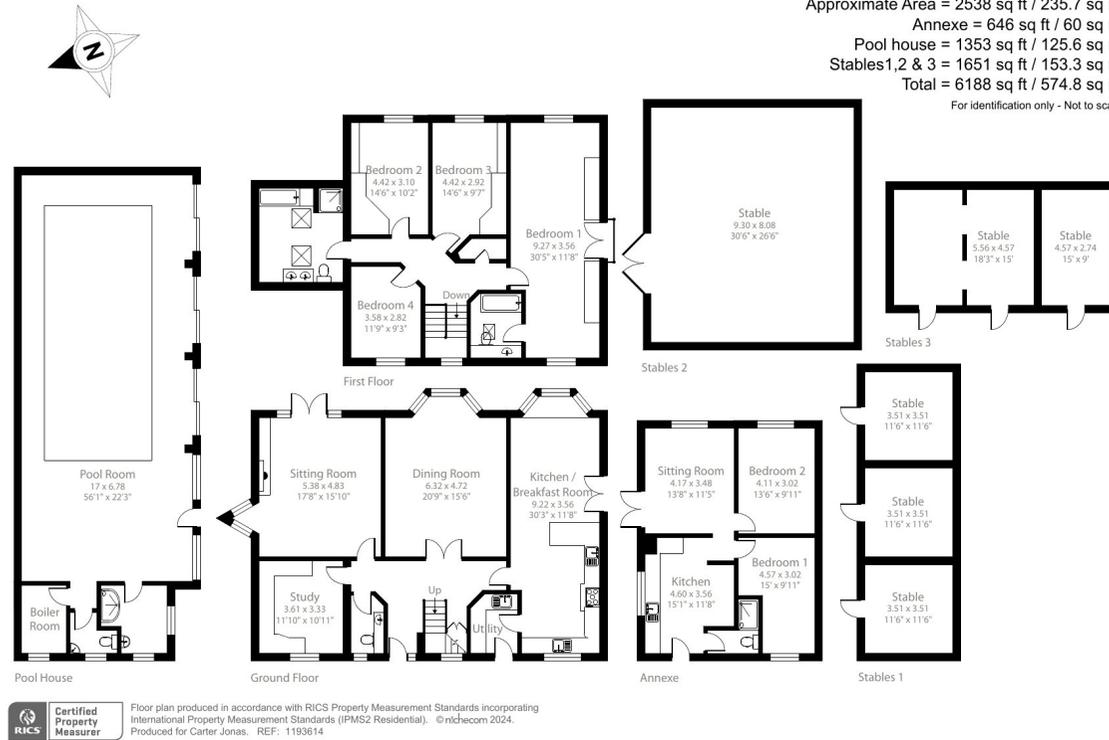
Pets considered. No access to loft.

- Council Tax = G
- Deposit Required = £6,923.00
- Four Bedrooms
- Three Reception Rooms
- Kitchen
- 2 Bathrooms
- Swimming Pool
- 2 Bedroom Annexe
- Gardens
- Parking
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	84
	EU Directive 2002/91/EC		

Lightshaw Lane, Golborne, Warrington, WA3

Approximate Area = 2538 sq ft / 235.7 sq m
Annexe = 646 sq ft / 60 sq m
Pool house = 1353 sq ft / 125.6 sq m
Stables 1, 2 & 3 = 1651 sq ft / 153.3 sq m
Total = 6188 sq ft / 574.8 sq m
For identification only - Not to scale



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Classification L2 - Business Data

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