



Breakkey & Co



‘Oaklands’, 354 Warrington Road, Goose Green

Offers in Excess of £225,000

- Three bedrooms
- NO CHAIN
- Good sized gardens
- Beautiful detached property
- Large driveway & garage
- Viewing essential
- Popular location
- Two reception rooms
- EPC -



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DESCRIPTION

Enjoying a prominent position along Warrington Road, Goose Green is this beautiful three bedroom detached property. Offered for sale with NO CHAIN 'Oaklands' is a lovely home that occupies a generous plot and would make a fantastic purchase for a growing family. The property itself is well presented with brand new carpets and flooring. The property has also been freshly plastered and painted throughout. Locally the accommodation rests close to good schools, excellent shops and amenities, bus routes and is only a short drive to the M6 motorway making this an ideal spot for commuters. Arranged across two floors, accommodation highlights include; welcoming entrance porch/ hallway, spacious lounge featuring bay fronted window, dining room and the white fitted kitchen with an integrated oven, hob and extractor hood. To the first floor the landing area gives access to two double bedrooms, one single bedroom, tiled family bathroom and a separate w.c. Externally this substantial home offers a large and well maintained garden to the rear comprising of a lawn and a flagged patio area making this a wonderful outdoor space for a family to enjoy. To the front elevation you will find a manicured lawn, established borders and a driveway leading to the detached garage providing off road parking for up to five cars. Early viewings are highly recommended to truly appreciate what this fantastic family home has to offer. NO CHAIN.





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ACCOMMODATION

Lounge 14' 2" x 10' 11" (4.33m x 3.34m)

Dining Room 15' 6" x 11' 0" (4.72m x 3.35m)

Kitchen 17' 11" x 7' 1" (5.46m x 2.16m)

Bedroom One 12' 10" x 11' 1" (3.91m x 3.37m)

Bedroom Two 13' 0" x 11' 1" (3.97m x 3.37m)

Bedroom Three 9' 1" x 7' 3" (2.76m x 2.21m)

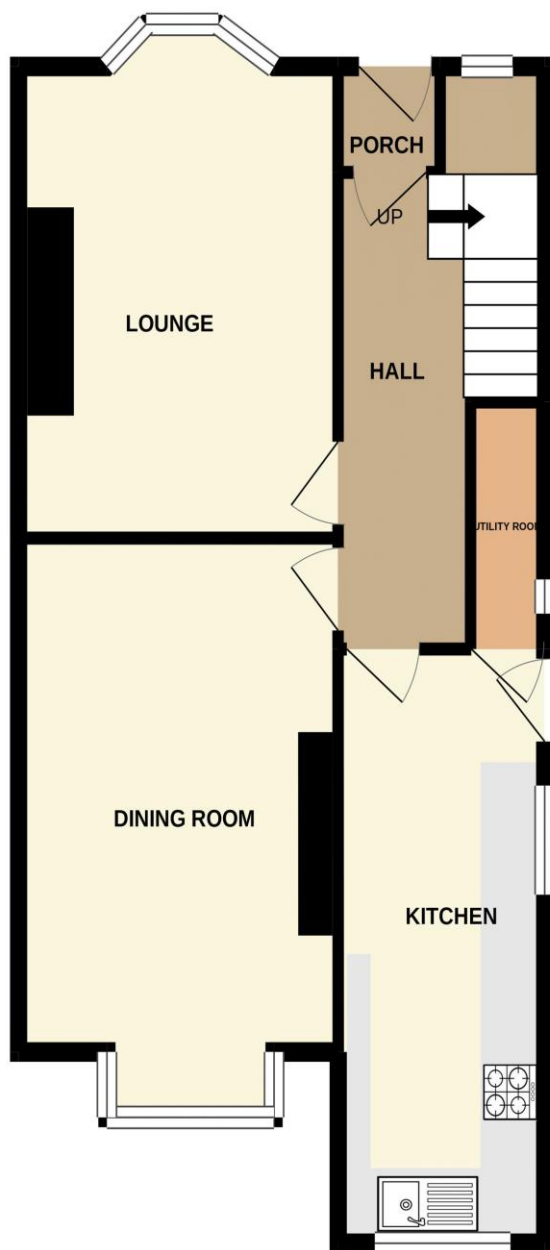
Bathroom 6' 2" x 7' 3" (1.87m x 2.21m)

w.c 2' 7" x 4' 5" (0.78m x 1.34m)

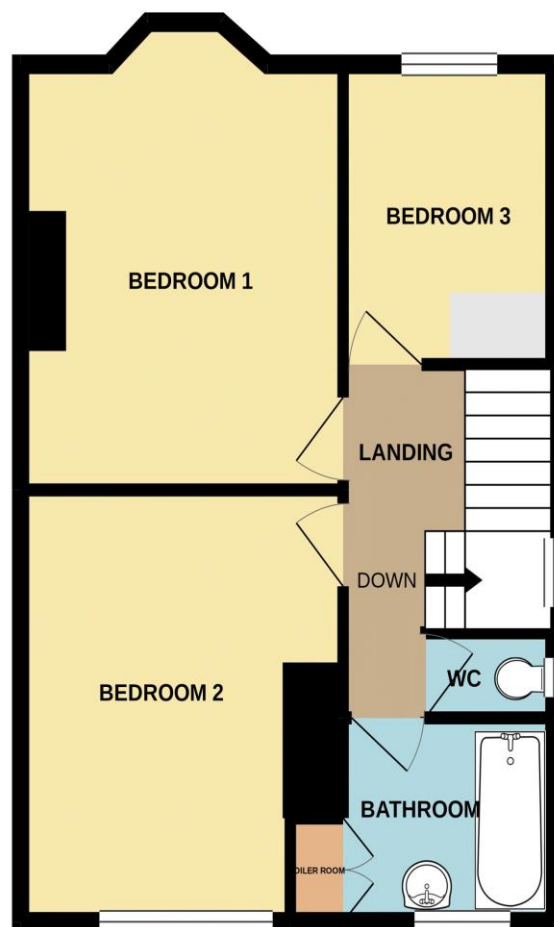




GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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