



OAKFIELD AVENUE, GOLBORNE, WA3 3QU



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This Luxury Property Is Now Available For Sale, Exclusively With Fraser Reeves Estate Agents. Bungalows Of Such A Superior Specification Don't Come On To The Market Often, So Don't Miss Out On Your Opportunity To View This Fantastic Property; Call Us Today On 01925 222555 To Secure Your Slot To View.

This exquisite property is positioned on a generous corner plot of a peaceful cul-de-sac, and the internal accommodation offers an impressive 1286 sq.ft of space.

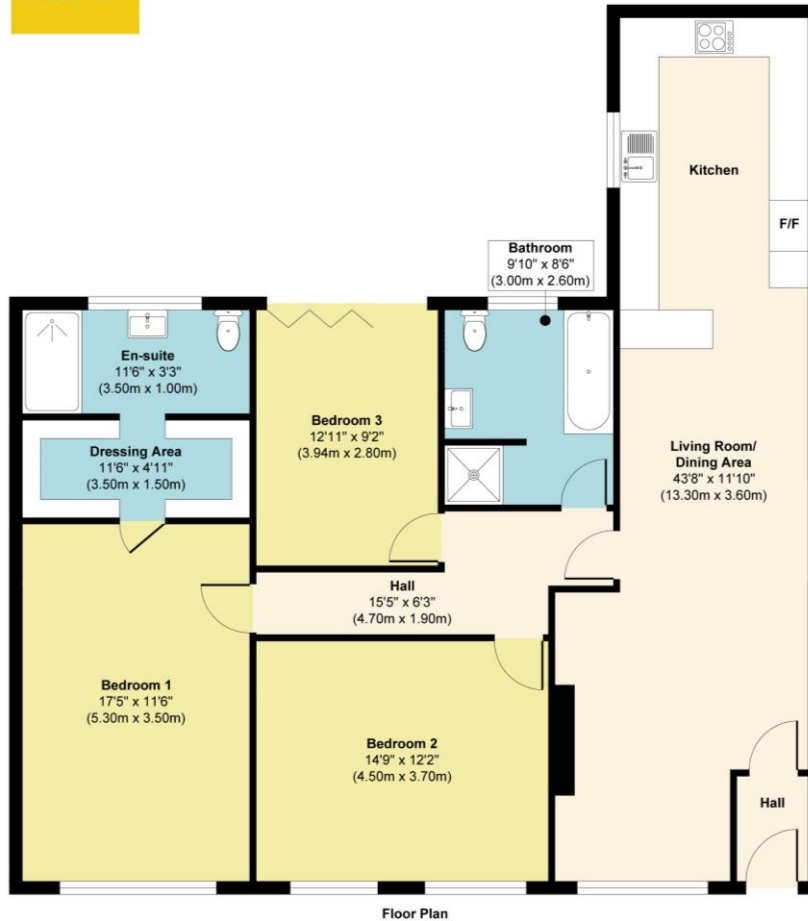
The bungalow forms a superbly appointed home which has been beautifully decorated and finished throughout, incorporating an entrance hall, a large, open plan living / dining room, a luxury fitted kitchen with appliances, three bedrooms (one with walk-in dressing room and en-suite) and a family bathroom.

The grounds include a paved driveway to the front, offering parking for several vehicles and a stylish and low-maintenance rear / side garden, with plenty of space for entertaining and side access to the front of the property.





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Approx. Gross Internal Floor Area 1286 sq. ft / 119.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All main's services are believed to be connected to the property.

Local Authority:

Wigan Council

Council Tax:

Band C

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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