



CLIFTONMILL MEADOW  
GOLBORNE  
WA3 3NH

£199,950



# CLIFTONMILL MEADOW, GOLBORNE, WA3 3NH

A Modern, Three Bedroom Semi-Detached House, With Off-Road Parking. Set In An Excellent Location With Field Views To The Rear, The Property Also Boasts A Close Proximity To Local Amenities and Commuting Connections Such As The East Lancashire Road And Motorway.

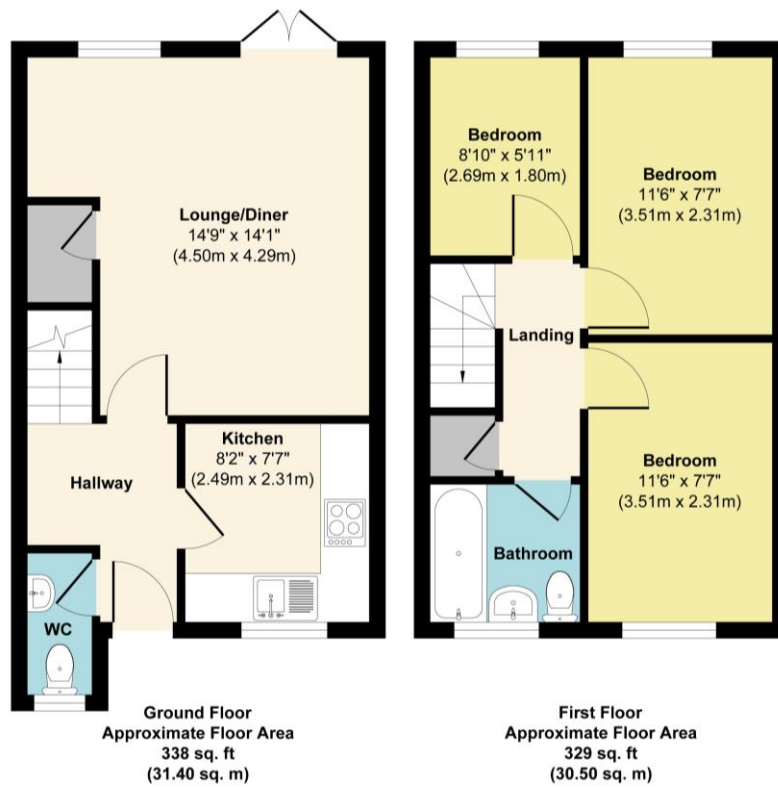
The property is approached via a private driveway, offering off-road parking for two vehicles.

The property incorporates entrance hallway, w.c, kitchen and lounge/diner to the ground floor and three bedrooms and a family bathroom to the first floor.

Externally there are garden both to the front and rear, each laid to lawn.







**General Services:**

All mains' services are believed to be connected to the property.

Construction Type: brick

Heating type: Gas Central heating

Broadband (if known): Standard download 6mbps, standard upload 0.7bbps. Superfast download 80mbps, superfast upload 20 mbps.

Untrafast unavailable.

Mobile Signal/Coverage: Vodafone: good, indoor and outdoor.

Three: good, indoor and outdoor. 02: good, indoor and outdoor.

Rights/Restrictions: none known

Flood Risk (if known): Surface water (medium), Rivers and sea (medium)

Existing Planning Permissions: none known

**Local Authority:**

Wigan

**Council Tax:**

Band C

**Tenure:**

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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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