



SANDLING DRIVE
GOLBORNE
WA3 3WF

£180,000

FR
FRASER
REEVES

SANDLING DRIVE, GOLBORNE, WA3 3WF

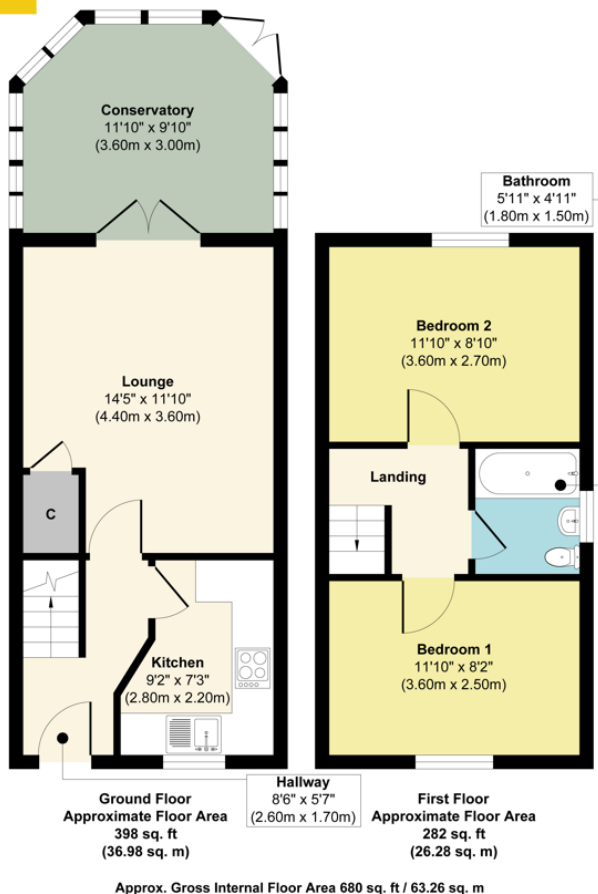
Discover This Well Presented Two-Bedroom Semi-Detached Home, Perfectly Situated In A Popular Golborne Location, Close To Shops And Amenities. This Home Offers A Modern And Well-Planned Interior, Ideal For Those Seeking Comfort, Accessibility, And Modern Living. Ideal For First Time Buyers, This Home Is Ready To Move Straight Into, Without Any Major Works Required.

Inside, You'll Find A **Spacious Lounge**, A Well-Designed **Kitchen**, And A Sunny Conservatory To The Ground Floor. Upstairs, You Will Find Two Bedrooms And The Family Bathroom.

Externally, The Property Benefits From Driveway Parking For Two Vehicles To The Front, Ensuring Convenience. To The Rear, A **Neatly Presented Garden** Offers A **Private And Secure Low Maintenance Outdoor Space**, Ideal For Relaxation Or Entertaining. This Wonderful Home Presents A Unique Blend Of **Modern Comfort And Practicality** In A Great Location—Early Viewing Is Highly Recommended!







General Services:

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

Construction Type: Brick and Tile

Heating type: Gas Central Heating

Broadband: Standard 27mbps download, 4mbps upload, Superfast not available, Ultrafast 1800mbps download, 220mbps upload.

Mobile Signal/Coverage: O2 voice likely, data limited, Vodafone voice limited, data limited, EE voice limited, data limited.

Rights/Restrictions: ask agent

Flood Risk: very low

Local Authority:

Wigan Borough Council

Council Tax:

Tax Band B

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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