



COTTESMORE WAY
GOLBORNE
WA3 3XJ

£215,000



COTTESMORE WAY, GOLBORNE, WA3 3XJ

****PARKING FOR 5 VEHICLES** **PARK VIEWS TO REAR**
PEACEFUL CUL-DE-SAC SETTING**

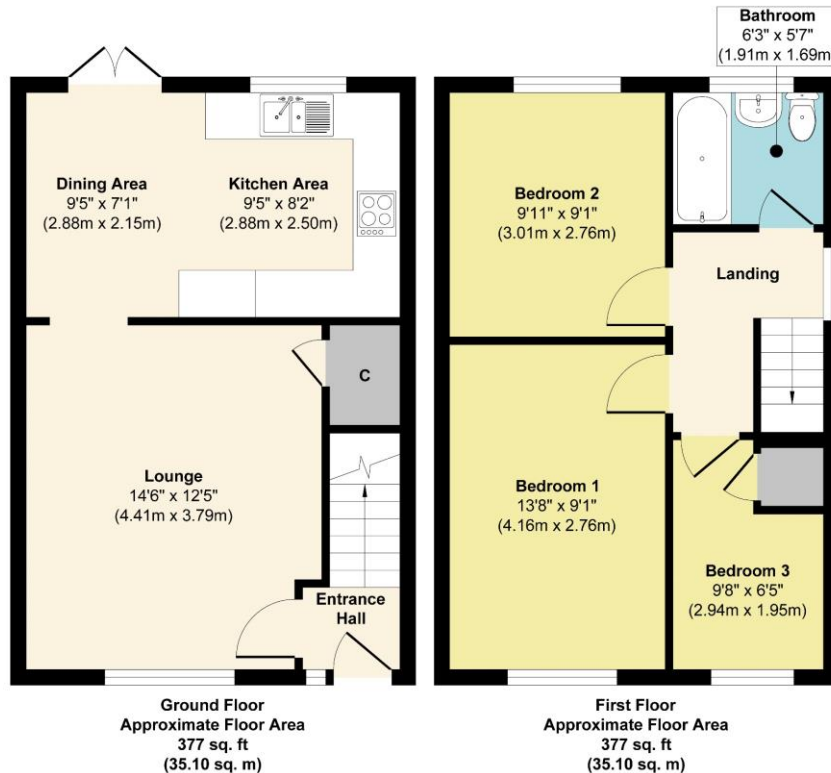
Tucked away at the top of a peaceful Golborne cul-de-sac, this superb three-bedroom semi-detached home offers a fantastic standard of living, with uninterrupted views of the park and playing fields to the rear.

Immaculately presented throughout, this property is perfect for first-time buyers or families seeking a stylish, move-in ready home. Step inside to discover a bright and contemporary interior, thoughtfully maintained and finished to a high standard. The spacious layout includes a welcoming lounge, modern kitchen and dining area to the ground floor, and three well-proportioned bedrooms accompanied by a family bathroom to the first floor. Outside, the home continues to impress with a generous driveway providing parking for up to five vehicles, as well as a private rear garden overlooking green open space – perfect for relaxing or entertaining in the summer months, especially!

Don't miss this opportunity to view this superb home; call us on 01925 222555 to arrange your appointment to view.







Approx. Gross Internal Floor Area 754 sq. ft / 70.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 13mbps download, 1mbps upload, Superfast not currently available, Ultrafast 1000mbps download, 100mbps upload.

Mobile Signal/Coverage: O2 voice limited, 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		85 B
69-80	C	69 C	
55-68	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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