

Lowerfield Gardens, Golborne, WA3 3AQ

£219,950

Stone Cross Estate Agents proudly presents a captivating Four Bedroom Three Storey Townhouse nestled on the Golborne/Lowton border. Enjoy the convenience of local amenities including shops, schools, and recreational facilities just moments away. This stylish home features an inviting lounge with French doors opening to the rear garden, a modern kitchen/diner, and a handy cloakroom on the ground floor. Upstairs, discover three well-appointed bedrooms, one with an en-suite, plus a family bathroom. Ascend to the second floor to find the luxurious master bedroom complete with its own en-suite. Outside, a driveway offers off-road parking for two cars, while the enclosed rear garden boasts low-maintenance artificial grass and a paved patio area. **Please Contact Us To Arrange A Viewing**

- Four Bedrooms
- Three Storey Townhouse
- Driveway
- Three Bathrooms
- Enclosed Rear Garden
- Cul-de-sac Position

Entrance Hallway

Via UPVC double glazed door to the front elevation, spotlights, wall mounted radiator, storage cupboard, Karndean flooring and stairs to the first floor.

Lounge

15' 9" x 9' 9" (4.80m x 2.97m) Two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, ceiling light point and two wall mounted radiators.

Kitchen/Diner

15' 7" x 8' 5" (4.75m x 2.56m) UPVC double glazed window to the front elevation, a variety of wall, base and draw units, integrated appliances including an electric oven with a four ring gas hob, extractor, fridge/freezer and an inset composite sink and drainer with a mixer tap. Plumbing for washing machine, spotlights, ceiling light point and Karndean flooring.

Cloakroom

6' 8" x 3' 1" (2.03m x 0.94m) UPVC double glazed frosted window to the front elevation, ceiling light point, wall mounted radiator, W/C, vanity sink unit with tiled splash back and Karndean flooring.

First Floor

Landing

Ceiling light point, wall mounted radiator and stairs to the second floor.

Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and door leading into the en-suite.

En-Suite

Fitted with a shower cubicle, wash hand basin with tiled splash back, W/C, hand towel radiator, tiled flooring and a ceiling light point.

Bedroom Three

9' 8" x 9' 1" (2.94m x 2.77m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Four

6' 9" x 6' 6" (2.06m x 1.98m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.









Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m) UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin with tiled splash back, bath with a hand held shower, part tiled walls, tiled flooring and a ceiling light point.

Second Floor

Landing

Skylight, wall mounted radiator and a storage cupboard.

Bedroom One

13' 1" x 12' 3" (3.98m x 3.73m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, loft access and door leading into ensuite.

En-Suite

Skylight, W/C, wash hand basin with tiled splash back, shower cubicle, part tiled walls, wall mounted radiator and Karndean flooring.

Outside

Front

Tarmac driveway and access to the rear down the side of the house.

Rear Garden

Enclosed, artificial grass, paved patio area, gate access to the side and boarders with plants and shrubs.

Tenure

Leasehold

Council Tax

C

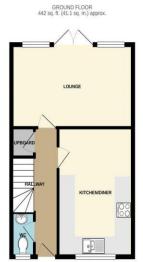
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.

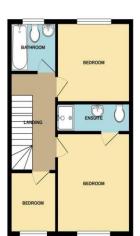










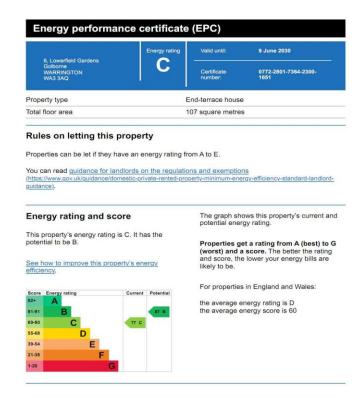


1ST FLOOR 442 sq. ft. (41.1 sq. m.) approx.



2ND FLOOR 337 sq. ft. (31.3 sq. m.) approx.

TOTAL FLOOR AREA: 1221 sq. ft. (113.5 sq. m.) approx. six every attempt has been made to resizue the accuracy of the floorpian contained here, measurements one, windows, comes and any other leans are approximate and or responsibly in table for any error, insistin or min-statement. This plan is for illustrative purposes only and should be used as such by any sective purchaser. The service, systems and againers shown have been tested and no guarantee as to their operatibity or efficiency can be given.



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.