



Ullswater Road, Golborne, WA3 3EX

£149,950

Stone Cross Estate Agents proudly present this charming Two Bedroom Semi-Detached Home, nestled on the Golborne/Lowton border with NO CHAIN, offering unparalleled convenience to local amenities such as shops, schools, bus routes, and a variety of dining options. In need of refurbishment, this residence presents an ideal opportunity for both first-time buyers and investors alike. The ground floor features an inviting entrance hall, a cozy lounge, and an open kitchen/diner, while upstairs hosts two bedrooms and a family bathroom. Outside, the property boasts a driveway leading to a detached garage, with access to the enclosed rear garden adorned with a lush lawn and patio area. **Please Contact Us To Arrange A Viewing******

- **Two Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Garage**
- **Freehold**
- **No Chain**

Entrance Hall

Via wooden door to the front elevation, ceiling light point, wall mounted radiator and stairs to the first floor.

Lounge

17' 11" x 10' 6" (5.47m x 3.20m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear elevation, two ceiling light points, wall mounted radiator and a gas fire with mantle.

Kitchen/Diner

14' 11" x 10' 1" (4.55m x 3.08m) L shaped, three UPVC double glazed window to the front elevation, rear elevation and side elevation, two ceiling light points, wall mounted radiator, meter cupboard, under stairs storage, a variety of wall, base and drawer units, stainless steel sink unit with two taps, space for oven, plumbing for washing machine, space for fridge/freezer, boiler and part tiled walls.

First Floor

Landing

UPVC double glazed window to the rear elevation, ceiling light point and loft access.

Bedroom One

14' 11" x 10' 6" (4.55m x 3.20m) Two UPVC double glazed windows to the front elevation and side elevation, ceiling light point, wall mounted radiator and a storage cupboard.

Bedroom Two

9' 7" x 10' 3" (2.91m x 3.13m) Two UPVC double glazed windows to the front elevation and side elevation, ceiling light point, wall mounted radiator and a storage cupboard.

Bathroom

4' 9" x 7' 4" (1.46m x 2.23m) UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, bath with electric overhead shower, part tiled walls, ceiling light point and wall mounted radiator.

Outside

Front

This property features an enclosed front garden with a driveway, bordered by a lush lawn area adorned with meticulously arranged bushes and shrubs, providing access to the charming rear garden.



Garage

16' 0" x 8' 0" (4.87m x 2.44m) A detached garage equipped with power and lighting awaits, boasting functionality and convenience with its dual wooden doors.

Rear Garden

Discover the serenity of the enclosed rear garden, offering both laid-to-lawn and patio areas adorned with a delightful array of plants and shrubs.

Tenure

Freehold

Council Tax

A

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.



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

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.