



**Bank Street, Golborne, WA3 3SA**

**£139,950**

**Stone Cross Estate Agents are proud to present to you this Three Bedroom Mid Terraced Home, situated in the centre of Golborne. Conveniently located to local transport, shops and schools. Ideal for a first time buyer or an investor. Comprising of an entrance hall, lounge, kitchen/diner to the ground floor and three bedrooms and a bathroom to the first floor. Outside, there are enclosed gardens to the front and rear of the property. **\*\*Please Contact Us To Arrange A Viewing 01942 356266\*\*****

- **Three Bedrooms**
- **Mid Terraced**
- **Freehold**
- **Enclosed Front and Rear Gardens**
- **Ideal For First Time Buyers Or An Investor**
- **Not Overlooked at the Rear**

### **Entrance Hall**

Via UPVC double glazed door to the front elevation and stairs to the first floor.

### **Lounge**

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to the front elevation, wall mounted radiator, electric fire with surround, ceiling light point, two wall light points and laminate flooring.

### **Kitchen/Diner**

15' 11" x 9' 2" (4.85m x 2.79m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, a variety of wall, base and drawer units, plumbing for washing machine, oven, hob, extractor, space for fridge/freezer, spotlights, ceiling light point, stainless steel sink unit, boiler, tiled flooring, part tiled walls and wall mounted radiator.

### **First Floor**

#### **Landing**

Ceiling light point.

#### **Bedroom One**

11' 10" x 7' 7" (3.61m x 2.31m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

#### **Bedroom Two**

10' 5" x 6' 0" (3.18m x 1.83m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

#### **Bedroom Three**

6' 1" x 6' 0" (1.85m x 1.83m) UPVC double glazed window to the front elevation and a ceiling light point.

#### **Bathroom**

Two UPVC double glazed frosted windows to the rear elevation, three piece suite comprising of a W/C, wash hand basin and a bath with an overhead shower. Ceiling light point and wall mounted radiator.

### **Outside**

#### **Front**

Enclosed, laid to lawn, patio to the front door and gate access at the front.

#### **Rear**

Enclosed, not overlooked, artificial lawn, patio areas and plants/bushes.



**Tenure**  
Freehold

**Council Tax**  
B

**Other Information**

Water mains or private? Mains

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not Known

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

**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.