

Waltersgreen Crescent, Golborne, WA3 3WA

Offers in Excess of £349,950

Stone Cross Estate Agents are thrilled to present this charming four-bedroom detached house, located in a highly sought-after residential estate in Golborne. Ideally positioned on a main bus route and within easy reach of the East Lancashire Road (A580) and M6 motorway, this home is perfect for commuters. The ground floor features a welcoming entrance vestibule, a spacious open-plan lounge/kitchen/diner, an additional reception room, W/C and a bedroom. Upstairs, you'll find three well-proportioned bedrooms, the master benefiting from an ensuite and a family bathroom.

Outside, the property boasts a private rear garden with an outdoor bar, access down both sides of the property leading to the driveway for ample off road parking at the front. **PLEASE CONTACT US TO ARRANGE A VIEWING**

- Four Bedrooms
- Detached
- Three Bathrooms
- Driveway For Four Cars
- Enclosed Rear Garden
- Lounge/Diner

Entrance Vestibule

Composite Door to the front elevation and a ceiling light point.

Lounge/Diner

23' 2" x 10' 10" (7.06m x 3.3m) UPVC double glazed window to the front elevation, two wall mounted radiators, laminate floor and two ceiling light points.

Kitchen

Aluminum double glazed bifold doors to the rear elevation, spotlights, induction hob, three ceiling light points, part tiled walls, laminate floor, two integrated fridge/freezers, skylights, integrated dish washer, washing machine an dryer, integrated over and grill and a wall mounted radiator.

Reception Room

8' 2" x 15' 9" (2.5m x 4.8m) UPVC double glazed bay window to the front elevation, electric fire, spotlights, ceiling light point and a wall mounted radiator.

W/C

W/C, sink unit, ceiling light point, tiled walls, tiled flooring and a heated towel radiator.

Bedroom 3

10' 6" x 8' 2" (3.2m x 2.5m) UPVC double glazed frosted window to the front elevation, ceiling light point and a wall mounted radiator.

Upstairs

Bedroom One

11' 2" x 10' 6" (3.4m x 3.2m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and an integrated wardrobe leading to an ensuite.

Ensuite

UPVC double glazed frosted window to the side elevation, W/C, wet room, ceiling light point and a heated towel radiator.

Bedroom Two

11' 6" x 8' 6" (3.5m x 2.6m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bedroom Four

7' 7" x 8' 2" (2.3m x 2.5m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.









Bathroom

7' 10" x 7' 10" (2.4m x 2.4m) UPVC double glazed frosted window to the rear elevation, spotlights, part tiled walls, bath, W/C, wall mounted radiator, tiled flooring and a vanity sink unit.

Outside

Front

Four car driveway and spotlights.

Rear

Outdoor bar with an electric fire, skylights, laminate flooring and electricity points. Artificial lawn, access down both sides of the house and boarders.

Other Information

Water mains or private? Mains
Parking arrangements? Driveway
Flood risk? No
Coal mining issues in the area? No
Broadband how provided? Sky, FTTP
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

Tenure

Freehold

Council Tax

C

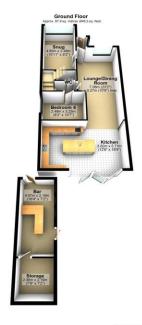
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.









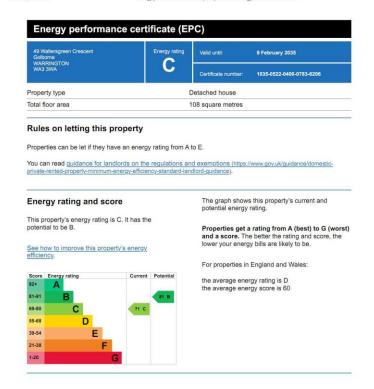




Total area: approx. 129.5 sq. metres (1394.3 sq. feet)
This floor plan is for illustration purposes only.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



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