



Hereford Avenue, Golborne, WA3 3NA

£219,950

Introducing this Three Bedroom Semi-Detached Bungalow courtesy of Stone Cross Estate Agents. This inviting home boasts convenient proximity to local amenities including shops, schools, and recreational facilities. The property welcomes you with an entrance hall leading to a lounge, a well-appointed kitchen, three bedrooms, and a bathroom. Outside, the property features a driveway for ample off-road parking, complemented by a charming front garden. The rear garden, secluded with mature shrubbery and laid to lawn.

*****Please Contact Us To Arrange A Viewing*****

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Front and Rear Gardens**
- **No Chain**

Entrance Hallway

UPVC double glazed door to the front elevation, wall mounted radiator, two ceiling light points and loft access.

Lounge

11' 9" x 13' 11" (3.57m x 4.23m)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a fire and mantle.

Kitchen

10' 5" x 10' 0" (3.17m x 3.04m)

UPVC double glazed frosted door to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point, part tiled walls, integrated oven, hob and extractor, wall mounted radiator and housing the boiler.

Bedroom One

10' 8" x 8' 10" (3.25m x 2.7m)

UPVC double glazed window to the rear elevation, ceiling light point, three wall light points and a wall mounted radiator.

Bedroom Two

9' 11" x 10' 8" (3.02m x 3.255m)

UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Three

6' 3" x 10' 7" (1.9m x 3.22m)

UPVC double glazed window to the side elevation, ceiling light point and a wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the rear elevation, ceiling light point, wall mounted radiator, tiled walls and tiled flooring, W/C, sink unit and a shower cubicle.

Outside**Front**

Driveway, laid to lawn and shrubbery.

Rear

Laid to lawn, shrubbery areas and patio.

Tenure

Freehold

Council Tax

B



Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? No

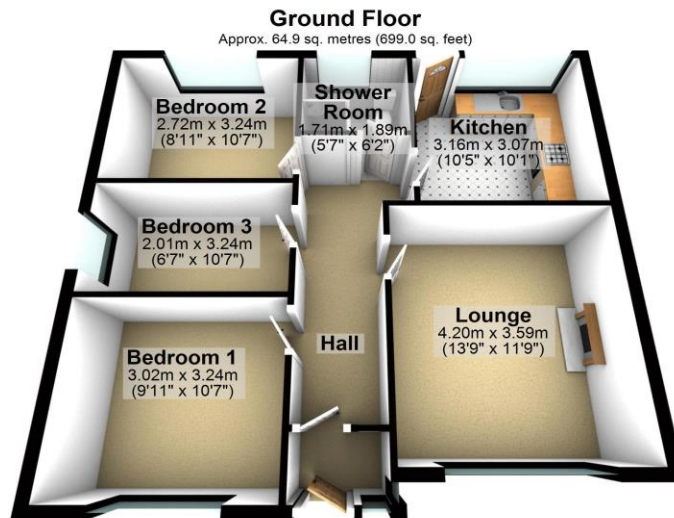
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

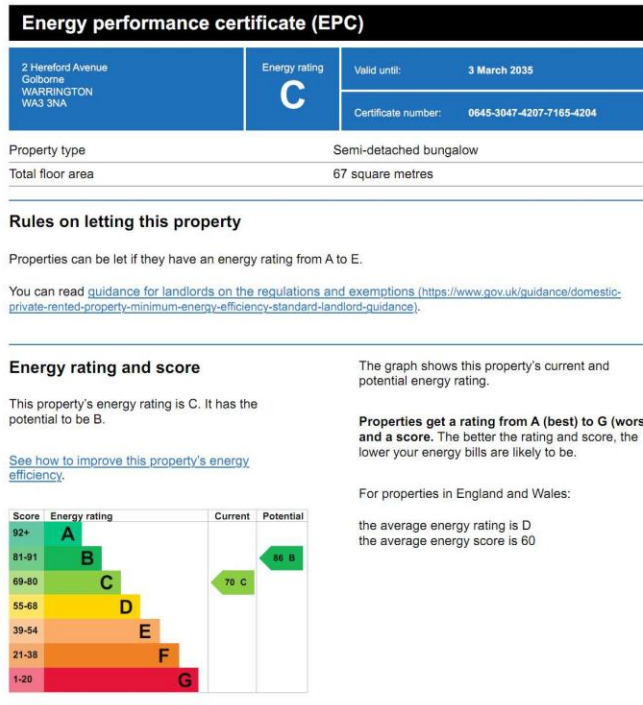
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.





Total area: approx. 64.9 sq. metres (699.0 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.



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.