



Oak Avenue, Golborne, WA3 3LF

£219,950

Stone Cross Estate Agents proudly present this exquisite Three Bedroom Detached Family Home. Conveniently located with easy access to local amenities, primary and secondary schools, and excellent connectivity to the main bus route and the East Lancashire Road (A580). The ground floor features an inviting entrance hall, W/C, a lounge/diner and a well-equipped kitchen. Upstairs, discover three bedrooms, the master benefiting from an ensuite and a bathroom with a three-piece suite. Outside, a driveway offers ample parking for two cars, while the rear boasts an enclosed garden with lush lawn. Your dream home awaits. **Contact Us Now To Arrange A Viewing!!**

- **Detached**
- **Three Bedrooms**
- **Two Bathrooms**
- **Ground Floor W/C**
- **Enclosed Rear Garden**
- **Driveway**

Entrance Hallway

Steel Composite double glazed door to the front elevation, ceiling light point and access to the W/C and lounge/diner.

Lounge

13' 6" x 14' 8" (4.109m x 4.467m)

UPVC double glazed window to the front elevation, electric fire, wall mounted radiator, ceiling light point and stairs to the first floor.

Dining Area

8' 0" x 8' 7" (2.430m x 2.615m)

UPVC double glazed French doors to the rear elevation, ceiling light point and a wall mounted radiator.

Kitchen

9' 2" x 7' 9" (2.788m x 2.37m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, ceiling light point, integrated oven and hob, space for a fridge/freezer and washing machine, stainless steel sink unit with a swan tap and under stairs storage housing the boiler.

W/C

W/C, sink unit and a ceiling light point.

Upstairs

Landing

Loft Access, storage cupboard, wall mounted radiator, storage cupboard and a ceiling light point.

Bedroom One

9' 8" x 12' 1" (2.943m x 3.684m)

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

Ensuite

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

Bedroom Two

9' 5" x 9' 7" (2.862m x 2.930m)

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

Bedroom Three

0' 0" x 0' 0" (0m x 0m)

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



Bathroom

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

Outside**Front**

Driveway and laid to lawn.

Rear

Enclosed, laid to lawn and patio area.

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? Unsure

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.