



**Lancaster Avenue, Golborne, WA3 3JY**

**Offers in Excess of  
£239,950**

***We are delighted to bring to market this THREE BEDROOM SEMI DETACHED FAMILY SIZED PROPERTY located in a quiet cul-de-sac. Close to a range of local amenities that both Lowton and Golborne has to offer i.e shops, schools, local bus routes, recreational grounds and a selection of bars/eateries. Also within close proximity to The East Lancashire Road (A580) and The National Motorway Network. Internally, to the ground floor, the property comprises of entrance hallway, lounge, reception room and kitchen with open archway to the dining room. To the first floor there is a family bathroom and 3 bedrooms. Externally there is a good sized driveway providing off road parking and to the rear is an enclosed garden with laid to lawn a detached garage. \*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\****

- **Three Bedrooms**
- **Three Reception Rooms**
- **Driveway**
- **Enclosed Rear Garden**
- **Detached Garage**

### **Entrance Hallway**

UPVC double glazed frosted door to the front elevation, ceiling light point, wall mounted radiator and stairs to the first floor.

### **Lounge**

18' 11" x 10' 8" (5.76m x 3.25m) UPVC double glazed window to the front elevation, three wall light points, two ceiling light points, fire and mantle, wall mounted radiator and double doors leading to the second reception room.

### **Reception Room**

10' 3" x 14' 4" (3.13m x 4.38m) UPVC double glazed sliding doors to the rear elevation, UPVC double glazed windows to the side elevation, two wall light points and a wall mounted radiator.

### **Kitchen**

7' 10" x 14' 3" (2.4m x 4.34m) UPVC double glazed windows to the rear elevation, stainless steel sink unit with a mixer tap, integrated oven, hob and extractor, ceiling light point, wall mounted radiator, wall base and drawer units, tiled walls, integrated washing machine and integrated fridge/freezer.

### **Dining Room**

8' 0" x 10' 8" (2.43m x 3.26m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and two wall light points.

### **Upstairs**

#### **Landing**

UPVC double glazed window, loft access, ceiling light point and a storage cupboard.

#### **Bedroom One**

11' 3" x 13' 1" (3.42m x 3.99m) Two UPVC double glazed windows to the rear and side elevation, ceiling light point, integrated wardrobes, storage cupboard and a wall mounted radiator.

#### **Bedroom Two**

10' 9" x 9' 7" (3.27m x 2.91m) UPVC double glazed window to the front elevation, ceiling light point, integrated wardrobes and a wall mounted radiator.

#### **Bedroom Three**

9' 1" x 7' 8" (2.76m x 2.33m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

#### **Bathroom**

5' 6" x 7' 6" (1.67m x 2.28m) UPVC double glazed frosted window to the rear elevation, bath with an





overhead shower, tiled walls, wash hand basin, W/C,  
wall mounted radiator and a ceiling light point.

## **Outside**

### **Front**

Driveway for ample off road parking.

### **Rear**

Laid to lawn, detached garage and patio area.

### **Tenure**

Freehold

### **Council Tax**

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### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin

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.