

Lowerfield Gardens, Golborne, WA3 3AQ

Stone Cross Estate Agents proudly presents a captivating Three Bedroom Three Story Mews property nestled on the Golborne/Lowton border. Enjoy the convenience of local amenities including shops, schools, and recreational facilities just moments away. This stylish home features an inviting lounge with French doors opening to the conservatory, a modern kitchen, and a handy cloakroom on the ground floor. Upstairs, discover two well-appointed bedrooms, plus a family bathroom. Ascend to the second floor to find the luxurious master bedroom complete with its own en-suite. Outside, a driveway offers off-road parking, while the enclosed rear garden is low-maintenance paved patio area. \*\*Please Contact Us To Arrange A Viewing\*\*

# Offers in Excess of £209,950

- Three Bedrooms
- Mid Mews
- Three Bathrooms
- Driveway
- Enclosed Rear Garden

# **Entrance Hallway**

Via a composite door to the front elevation, laminate flooring, ceiling light point, wall mounted radiator, stairs to the first floor and door to the W/C.

# Lounge

13' 7" x 14' 8" (4.13m x 4.46m)

UPVC double glazed French doors to the conservatory, ceiling light point, under stair storage, two wall mounted radiators and laminate flooring.

## Conservatory

10' 2" x 9' 11" (3.1m x 3.03m)

UPVC double glazed French doors to the rear elevation, Two UPVC double glazed windows to the side elevation, tiled flooring, spotlights and a breakfast bar.

#### Kitchen

6' 2" x 11' 1" (1.88m x 3.39m)

UPVC double glazed window to the front elevation, sink unit with a swan tap, wall, base and drawer units, oven, hob and extractor, space for a fridge/freezer, plumbing for a washing machine, housing the boiler, part tiled walls, laminate flooring and a ceiling light point.

# W/C

W/C, ceiling light point, wash hand basin, wall mounted radiator, laminate flooring and a tiled splash back.

#### First Floor

## **Bedroom Two**

13' 6" x 10' 0" (4.12m x 3.05m)

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

# **Bedroom Three**

8' 8" x 13' 7" (2.65m x 4.14m)

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

## **Bathroom**

6' 5" x 6' 11" (1.96m x 2.10m) Vanity sink unit, tiled splash back, W/C, bath, wall mounted radiator, ceiling light point and part tiled walls.

# Second Floor

## Master bedroom

14' 2" x 9' 9" (4.31m x 2.98m)

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









## **Ensuite**

6' 6" x 6' 4" (1.99m x 1.92m) UPVC double glazed sky light, wall mounted radiator, vanity sink unit, shower cubicle, W/C and a ceiling light point.

# **Outside**

## Front

Parking Space.

#### Rear

Enclosed patio garden.

# **Tenure**

# Council Tax

# Other Information

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



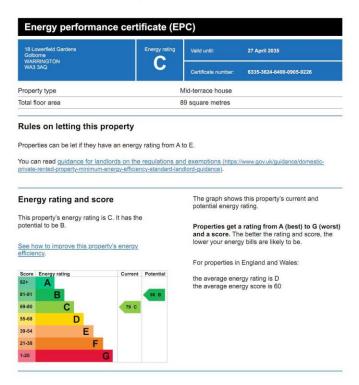






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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



https://find-energy-certificate.service.gov.uk/energy-certificate/6335-3624-6400-0905-9226?print=true

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