



Halewood Avenue, Golborne, WA3 3RQ

***Offers in Excess of
£279,950***

Stone Cross Estate Agents are thrilled to present this beautiful three-bedroom detached house, situated in the highly desirable area of Golborne. Ideally located for convenience, the property offers easy access to local shops, reputable schools, recreational grounds, major bus routes, and the East Lancashire Road (A580). Inside, this home features a spacious reception room, lounge, conservatory, kitchen, utility and W/C. Upstairs you will find, three well-proportioned bedrooms, one benefiting from an ensuite and a family bathroom. Outside, the property boasts off-road parking, a charming front garden with manicured shrubbery, and a rear garden with stoned and paved areas. This stunning home is not to be missed! **Please Contact Us To Arrange A Viewing 01942 356266**

- ***Three Bedrooms***
- ***Detached***
- ***Three Bathrooms***
- ***Driveway***
- ***Enclosed Rear Garden***

Entrance

Via a composite front door, UPVC double glazed window to the side elevation and tiled flooring.

Reception Room

11' 9" x 18' 4" (3.59m x 5.58m) UPVC double glazed window to the front elevation, spotlights, stairs to the first floor, laminate flooring, door to the garage and a wall mounted radiator.

Lounge

11' 3" x 14' 5" (3.42m x 4.40m) Sliding doors to the conservatory, fire and mantle, wall mounted radiator, laminate flooring and a ceiling light point.

Conservatory

9' 2" x 11' 0" (2.79m x 3.35m) UPVC double glazed windows surrounding, UPVC double glazed french doors to the side elevation, tiled flooring and a ceiling light point.

Kitchen

9' 3" x 8' 5" (2.81m x 2.57m) UPVC double glazed window to the rear elevation, ceiling light point, part tiled walls, wall base and drawer units, tiled flooring, stairs to the first floor, integrated oven, hob and extractor fan, space for a fridge/freezer, stainless steel sink unit with a swan tap and a wall mounted radiator.

Utility room

4' 11" x 6' 0" (1.49m x 1.84m) Space and plumbing for a washing machine, housing the boiler, wall mounted radiator, ceiling light point, part tiled walls and tiled flooring.

W/C

UPVC double glazed frosted window to the side elevation, vanity sink unit with a mixer tap, tiled walls and tiled flooring, W/C, ceiling light point and a heated towel radiator.

Upstairs

Bedroom One

10' 8" x 13' 1" (3.26m x 3.98m) UPVC double glazed window to the rear elevation, integrated wardrobes, ceiling light point, wall mounted radiator and a door to the ensuite.

Ensuite

4' 8" x 6' 10" (1.41m x 2.09m) UPVC double glazed window to the rear elevation, vanity sink unit, shower cubicle, W/C, heated towel radiator, spotlights and an LED mirror.



Bedroom Two

8' 10" x 12' 9" (2.68m x 3.88m) UPVC double glazed window to the front elevation, integrated wardrobes, ceiling light point and a wall mounted radiator.

Bedroom Three

11' 3" x 6' 0" (3.43m x 1.82m) Two UPVC double glazed windows to the front elevation, ceiling light point and a wall mounted radiator.

Bathroom

0' 0" x 0' 0" (0m x 0m) UPVC double glazed frosted window to the side elevation, vanity sink unit with a mixer tap, bath with an overhead shower, W/C, heated towel radiator, part tiled walls, spotlights and an LED mirror.

Outside**Front**

Driveway, Laid to lawn and shrubbery.

Rear

Stoned and patio areas.

Tenure**Council Tax**

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Other Information

Water mains or private? Mains Parking arrangements? Drive Flood risk? No Coal mining issues in the area? No Broadband how provided? Cable If there are restrictions on covenants? No Is the property of standard construction? Standard 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.