



## **Whitefield Close, Golborne, WA3 3TB**

**Offers in Excess of  
£249,950**

**Stone Cross Estate Agents are proud to present to you this gorgeous Three Bedroom End Terrace Property, just a stone throw away from local amenities that the village has to offer i.e. shops, schools and local bus routes and is within close proximity to The East Lancashire Road (A580) and The National Motorway Network making commuting a breeze. The abode comprises of an inviting entrance, cozy lounge, well-appointed kitchen/dining area and a bright and airy conservatory, all to the ground floor. Ascend upstairs and you will be greeted with three bedrooms and a family bathroom with a three piece suite to complete the internals of the home. Externally, you will discover a driveway to the front of the property and to the rear awaits an enclosed garden. **\*\*Contact Us Now To Arrange A Viewing!!\*\*****

- **Three Bedrooms**
- **End Terraced**
- **Off Road Parking**
- **Enclosed Rear Garden**
- **Sought After Location**

### **Entrance Hallway**

Hard Wood door to the front elevation, tiled flooring, ceiling light point and a wall mounted radiator.

### **Lounge**

11' 9" x 19' 11" (3.58m x 6.07m)

UPVC double glazed box bay window, ceiling light point, wall mounted radiator, gas fire and mantle and a wall light point.

### **Kitchen/Diner**

13' 5" x 20' 0" (4.08m x 6.09m)

UPVC double glazed sliding doors to the conservatory, UPVC double glazed window to the conservatory, under floor heating, wall base and drawer units, integrated oven, hob and extractor, stainless steel sink unit with a mixer tap, spotlights, tiled flooring, wall light point, ceiling light point, integrated dishwasher, integrated fridge/freezer and an integrated washing machine.

### **Conservatory**

12' 5" x 18' 1" (3.79m x 5.51m)

UPVC double glazed door to the rear elevation, UPVC double glazed windows surrounding, laminate flooring and two wall light points.

### **Upstairs**

#### **Bedroom One**

11' 8" x 12' 2" (3.55m x 3.7m)

UPVC double glazed window to the front elevation, wall mounted radiator, integrated wardrobes, spotlights, two wall light points and an integrated dresser.

#### **Bedroom Two**

12' 0" x 11' 10" (3.67m x 3.61m)

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

#### **Bedroom Three**

7' 5" x 8' 0" (2.26m x 2.45m)

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

### **Bathroom**

7' 2" x 9' 5" (2.18m x 2.87m)

UPVC double glazed frosted window to the rear elevation, part tiled walls, W/C, bath with an overhead shower, wash hand basin with a mixer tap, ceiling light point, spotlights and a heated towel radiator.

### **Outside**





**Front**

Driveway leading to garage, Laid to lawn and mature shrubbery.

**Rear**

Enclosed garden, laid to lawn and mature shrubbery.

**Tenure****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? 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.**



***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.