



Millfield Park, Golborne, WA3 3XS

*Offers in Excess of
£209,950*

*Experience the allure of this enchanting Three Bedroom Semi Detached House, showcased by Stone Cross Estate Agents. Nestled in Golborne Village, this gem is surrounded by essential amenities and offers seamless access to transport links. Boasting a spacious layout with an entrance hallway, kitchen, lounge and cloakroom on the downstairs. With three bedrooms, the master benefiting from an ensuite and a bathroom on the first floor. Outside, a tarmac parking space, laid to lawn and patio area adorns the front, while the rear unveils a picturesque enclosed garden complete with laid to lawn and patio area. Welcome home to tranquility and charm! ****Please Contact Us To Arrange A Viewing*****

- Three Bedrooms
- Semi-Detached
- Three Bathrooms
- Enclosed Rear
- Parking Space

Hallway

Via UPVC double glazed door to the front elevation, wall mounted radiator, ceiling light point, laminate flooring, stairs o the first floor, under stairs storage.

W/C

UPVC double glazed frosted window to the front elevation, W/C, wash hand basin with a tiled splash back, wall mounted radiator and a ceiling light point.

Lounge

14' 1" x 11' 10" (4.3m x 3.6m)

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

Kitchen

14' 9" x 8' 10" (4.5m x 2.7m)

UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the rear elevation, oven, hob and extractor fan, stainless steel sink unit with a mixer tap, integrated dishwasher, wall base and drawer units, two ceiling light points, wall mounted radiator, laminate flooring and space for a fridge/freezer.

Upstairs

Bedroom One

11' 10" x 9' 6" (3.6m x 2.9m)

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

Ensuite

UPVC double glazed frosted window to the front elevation, wash hand basin with a mixer tap, W/C, shower cubicle, wall mounted radiator, ceiling light point and part tiled walls.

Bedroom Two

9' 2" x 7' 7" (2.8m x 2.3m)

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

Bedroom Three

7' 3" x 4' 7" (2.2m x 1.4m)

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

Bathroom

Bath with two taps, wash hand basin with a mixer tap, W/C, wall mounted radiator, ceiling light point and part tiled walls.



Outside

Front

Parking Space, Laid to Lawn and patio.

Rear

Enclosed, Electric points, cold water tap, gate access to the side elevation, decking, shed, patio and laid to lawn.

Tenure

Leasehold: £150/annum

Service Charge: £100/annum

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? Fibre

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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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.

Stone Cross Estate Agents LTD

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