



Langley Close, Golborne, WA3 3HZ

**Offers in Excess of
£249,950**

Offering for sale this family sized three bedroom detached house with conservatory which is positioned on the Lowton/Golborne border. The property is located within easy access to local amenities and local primary/secondary schools. Comprising of entrance porch, lounge with Bio ethanol fire, feature dividing wall to dining room, kitchen with fully fitted units incorporating integrated appliances, utility, ground floor wc and conservatory. To the first floor there is an en suite to master bedroom and a family bathroom with four piece suite. Externally there is a laid to lawn garden, driveway providing parking for two cars leading to garage and to the rear there is a raised lawned garden with patio.

- Three bedrooms
- Close to Schools and Local Amenities
- Conservatory
- Detached
- Driveway providing parking for two cars

Entrance

Via a part glazed double glazed front door, UPVC double glazed window to the side elevation, wall mounted radiator and laminate flooring.

Lounge

14' 7" x 10' 8" (4.44m x 3.25m)

UPVC double glazed window to the front elevation, wall mounted radiator, Bio ethanol fire, laminate flooring and feature dividing wall leading to dining room.

Dining Room

10' 11" x 8' 4" (3.32m x 2.54m)

Double glazed patio doors leading to the rear elevation, wall mounted radiator and laminate flooring.

Kitchen

10' 11" x 8' 4" (3.32m x 2.54m)

Part glazed door to the side elevation, UPVC double glazed window to the rear elevation, wall mounted radiator, selection of modern wall, base and drawer units incorporating integrated gas hob and oven, extractor fan, integrated dishwasher and space for fridge freezer.

Conservatory

11' 0" x 9' 0" (3.35m x 2.74m)

UPVC double glazed with dwarf wall.

Stairs

Leading to first floor with UPVC double glazed window.

First Floor

Landing

With loft access leading to boarded loft with storage in the eaves.

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

En-suite

UPVC double glazed frosted window to the side elevation, wc, vanity sink unit and mains shower.

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.32m)

UPVC double glazed window to the front elevation and wall mounted radiator.



Bedroom Three

8' 4" x 7' 4" (2.54m x 2.23m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Bathroom

UPVC double glazed window to the rear elevation, tiled walls and tiled floor. Four piece suite incorporating his/hers vanity sink unit, spa bath, waterfall separate shower cubicle and heated towel rail.

W/C

Tiled floor, heated towel rail, corner WC and corner sink unit.

Utility Room

Tiled floor. plumbing for washing machine, built in cupboard and storage cupboard.

Outside

Front

Laid to lawn garden with driveway giving off road parking for two cars and leading to garage.

Rear

Enclosed rear raised laid to lawn garden with planter border.

Tenure

Freehold

Council Tax

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway and Garage

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTP

If there are restrictions on covenants? No

Is the property of standard construction? Yes

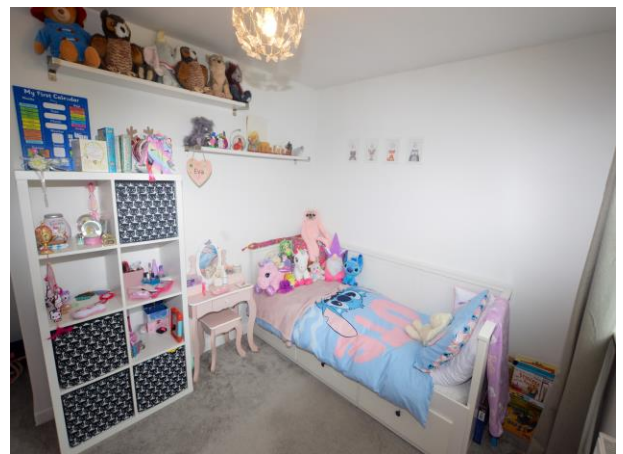
Are there any public rights of way? No

Safety Issues? No

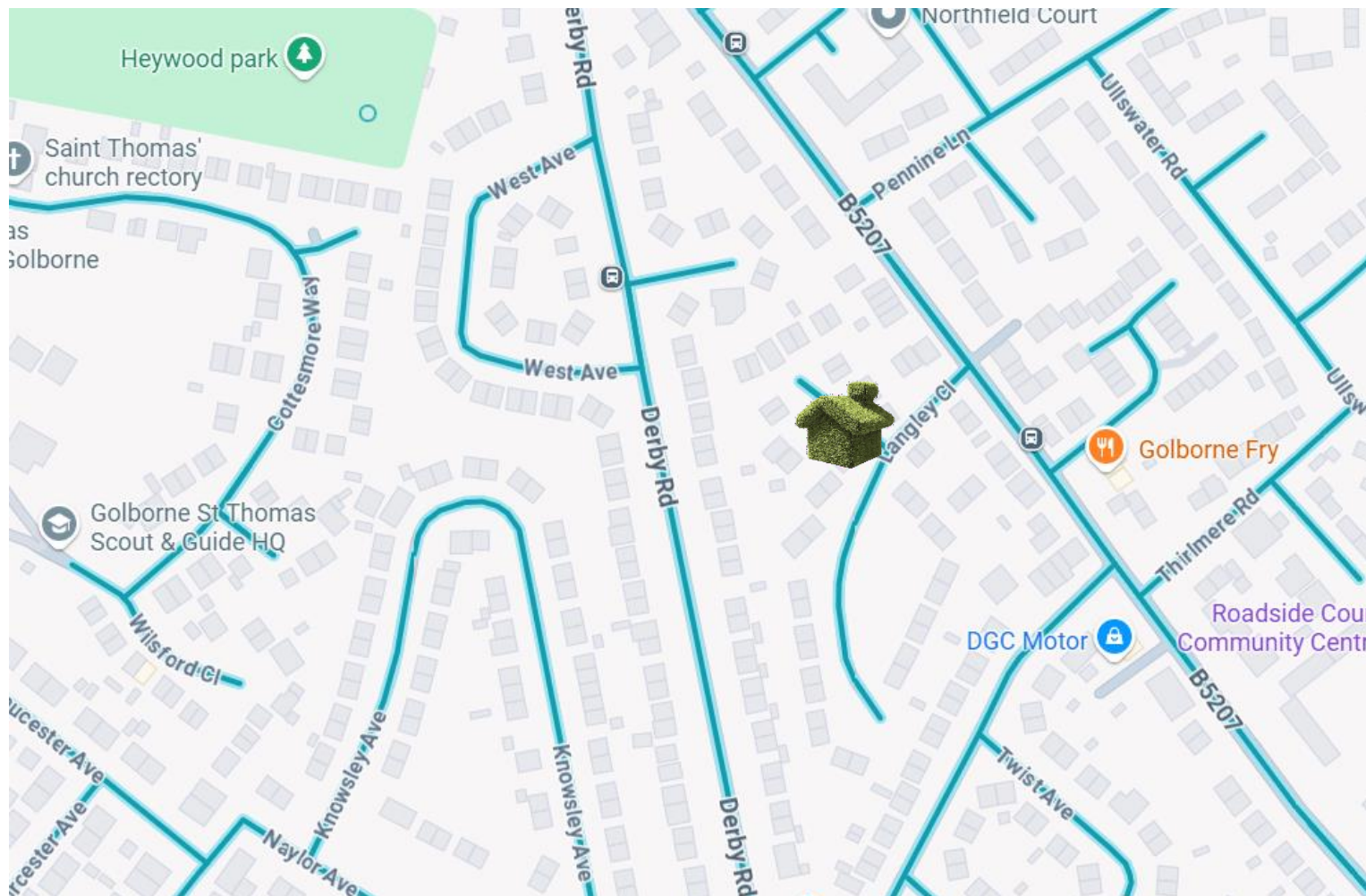
Please note if any appliances are included in the property.

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.

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