

Pennybutts Close, Golborne, WA3 3WQ  
£189,950

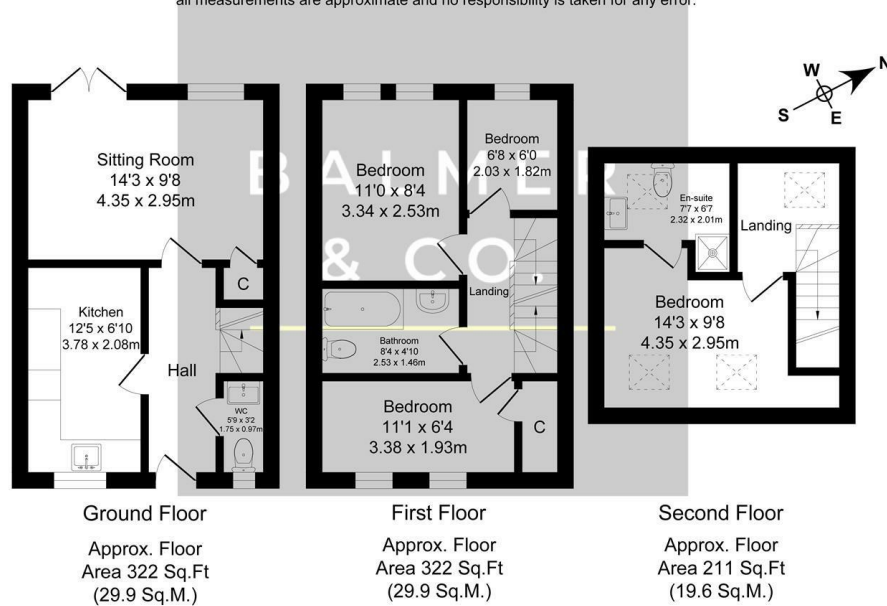


BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom semi-detached town house. Well presented throughout and ideally offered with no onward chain it would make an ideal home for a young or growing family. Comprising in brief; entrance hallway, downstairs W.C, kitchen and living room with patio doors to the rear garden. To the first floor are three bedrooms and family bathroom. To the second floor is a double bedroom with ensuite shower room. Outside to the rear is an enclosed garden, whilst to the front is a paved driveway, providing off road parking. Early viewings highly recommended, all enquiries welcome.

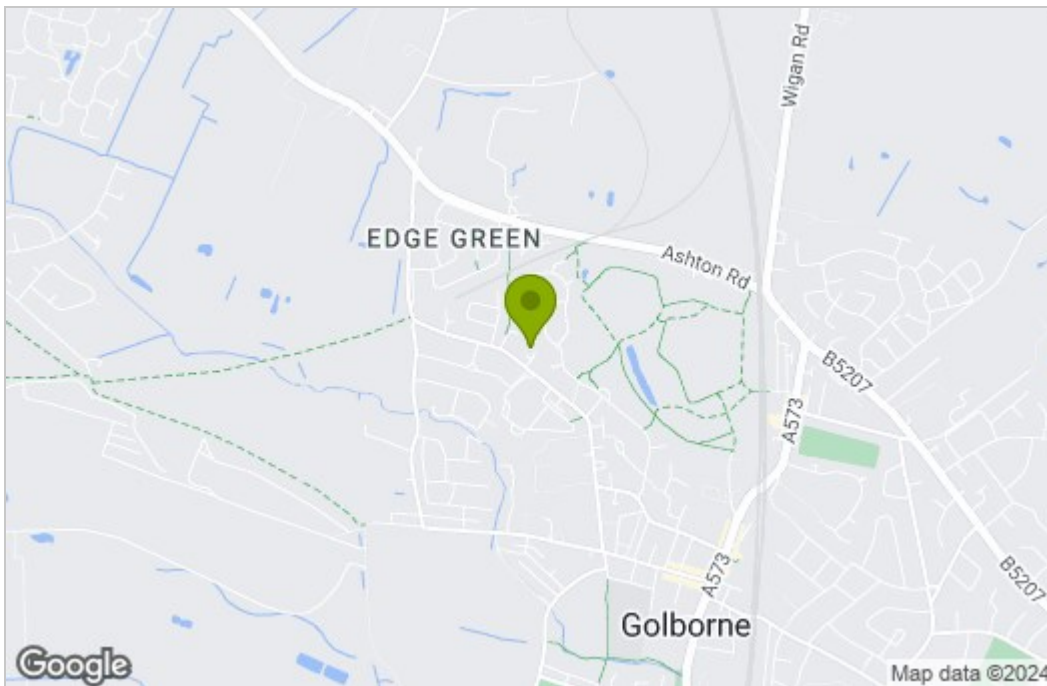
## Floor Plan

### Pennybutts Close, Golborne Total Approx. Floor Area 855 Sq.ft. (79.4 Sq.M.)

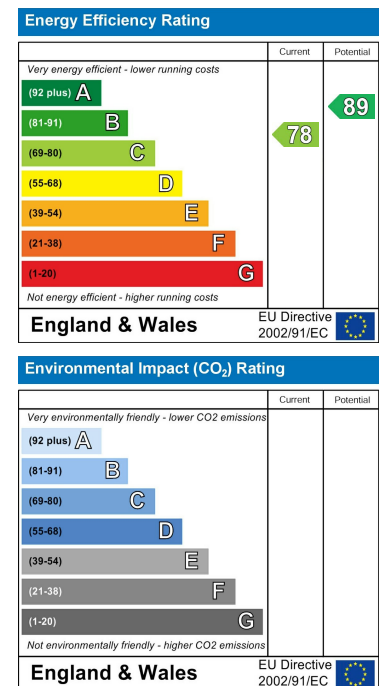
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.