



27 Lowerfield Gardens  
Golborne, Warrington, WA3 3AQ  
Price Guide £230,000



## 27 Lowerfield Gardens, Golborne, Warrington, WA3 3AQ

Lowerfield Gardens is situated in a quiet cul-de-sac on the boundaries of Lowton and Golborne.

The property is modern and well presented, with accommodation over three storeys including three bedrooms and two bathrooms.

There is an array of local amenities within walking distance, the property is ideally located for local schools, shops and transport links.



### Ground Floor

#### Entrance Hall

#### W/c

#### Kitchen

11'2" x 6'2" (3.42 x 1.90)

#### Lounge

14'5" x 13'8" (4.4 x 4.17)

#### Conservatory

9'0" x 8'2" (2.76 x 2.5)

### Garden

### First Floor

#### Bedroom 2

13'8" x 9'7" (4.18 x 2.93)

#### Bedroom 3

13'7" x 8'11" (4.15 x 2.73)

### Landing

### Bathroom

6'9" x 6'3" (2.08 x 1.92)

### Second Floor

#### Principal Bedroom

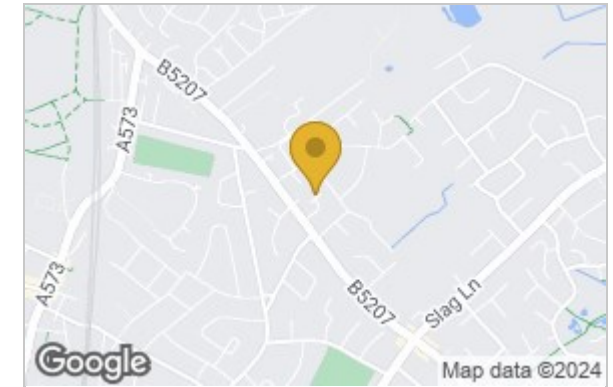
12'0" x 9'10" (3.66 x 3)

#### Ensuite

6'6" x 6'1" (2 x 1.86)

#### Dressing area

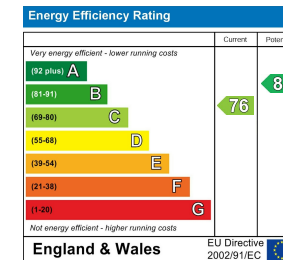
## Area Map



## Floor Plan



## Energy Efficiency Graph



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