



## 13 Millingford Avenue

Golborne, Warrington, WA3 3XE

£220,000

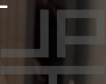
JonesPottsTaylor are delighted to present FOR SALE this three-bedroom semi-detached property. Situated in a sought-after residential location in Golborne, close to schools, shops and amenities. The property briefly comprises of; entrance into an open plan sitting room and dining room with bi-folding doors leading to the rear garden, downstairs bathroom and kitchen. To the first floor are two double bedrooms, a single bedroom and a further shower room. Outside to the front is an open garden with access to a driveway, whilst to the rear is an enclosed low maintenance garden.

'Part Exchange Considered' - Viewings for this property are a must, it offers a generous outside space and is located within a sought after area.

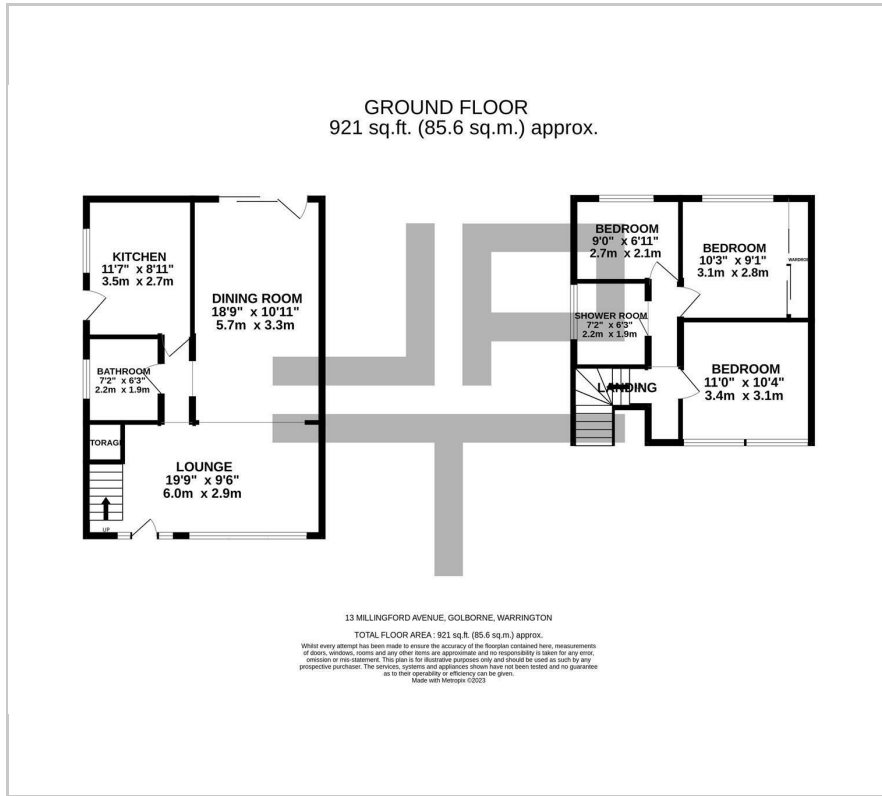
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Sought After Location
- Open Plan Style Living Space
- Off Road Parking
- Gas Central Heating
- Part Exchange Considered



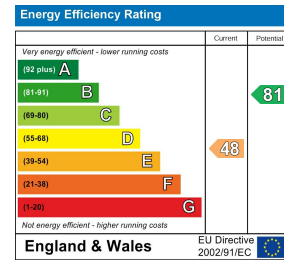
## Floor Plan



## 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.