



JONES POTTS TAYLOR



46 Beech Road

Golborne, Warrington, WA3 3DE

Offers in excess of £180,000

JonesPottsTaylor are delighted to present FOR SALE this well-presented, semi-detached property. Situated in the popular residential location of Golborne, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, sitting room and kitchen / dining room. To the first floor are two double bedrooms, master benefiting from fitted wardrobes and a further family bathroom. Outside to the front is an open garden and driveway for multiple vehicles whilst to the rear is a larger than average enclosed, low maintenance garden, including summerhouse / workshop.

Viewings for this property are a must to appreciate the living and bedroom space.

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.

- Cul De Sac Location
- Large Spacious Enclosed Rear Garden
- Close To Transport & Network Links
- Freehold
- Double Glazed UPVC Windows
- Gas Central Heating



2



1

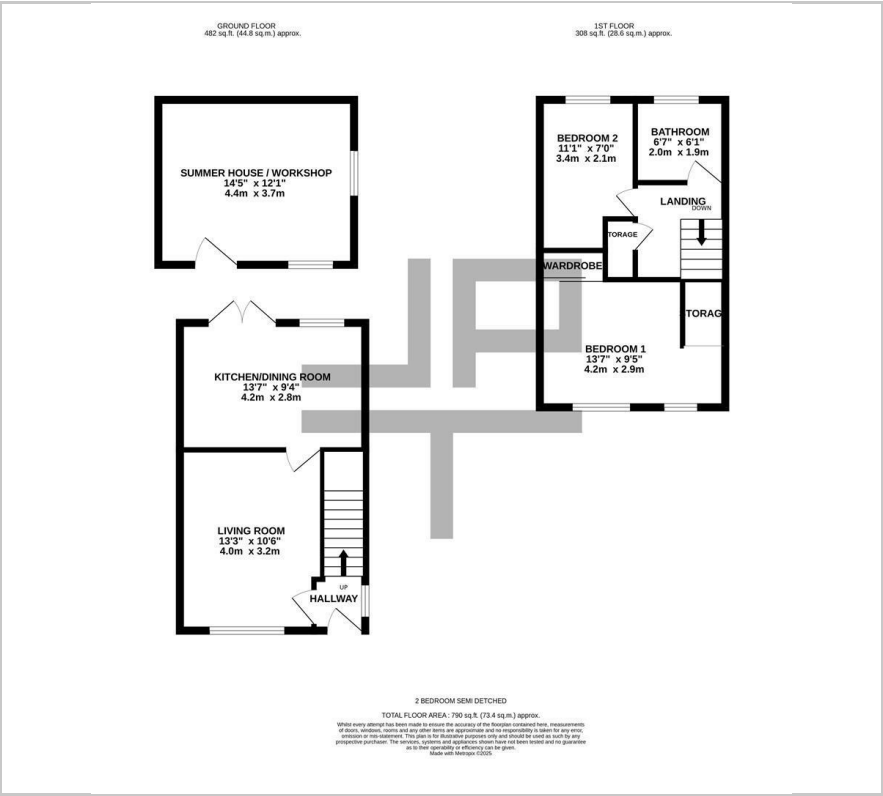


1



D

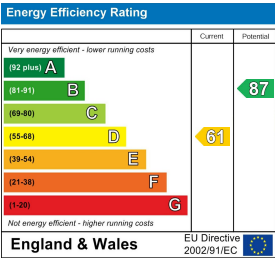
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.