

FOR SALE

4, Branson Close, Golborne, WA3 3GD



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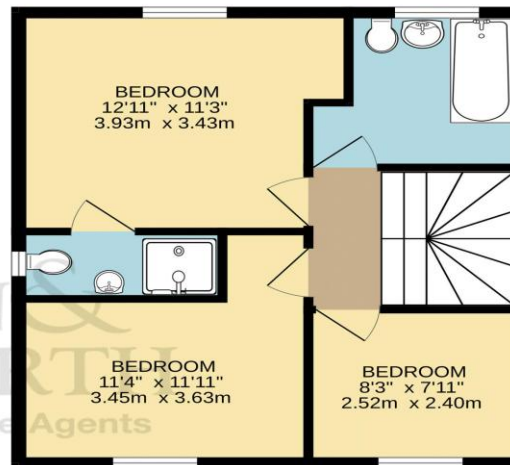
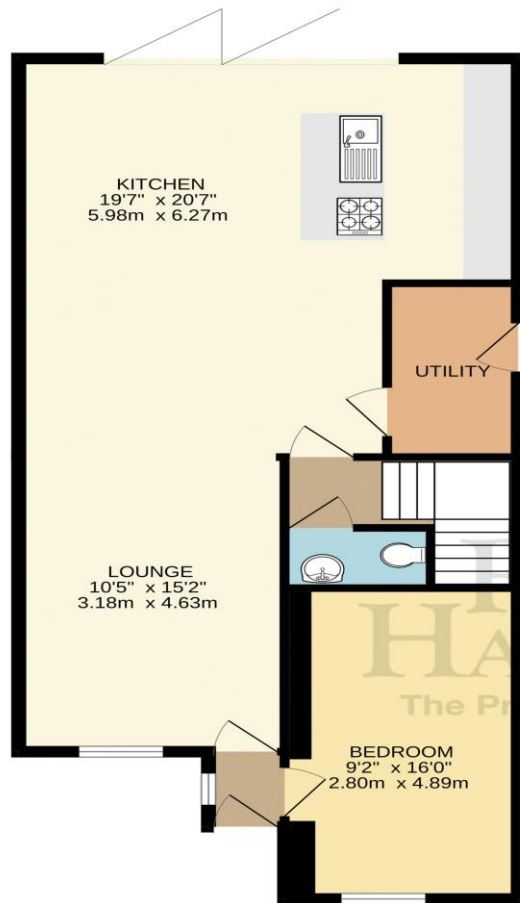
Extensively upgraded 3/4 bed family home with stunning open plan interior and 1st class kitchen



- Extended & much improved
- 3/4 bedrooms
- Stunning kitchen with island & bifolds
- Ample parking / Cul-de-sac setting
- Detached family home
- Sleek & stylish open plan design
- Landscaped garden
- 1237 SQ.FT.

This extended and extensively upgraded detached home offers a stunning open-plan layout and sleek contemporary finish that truly needs to be seen to be appreciated. Significantly improved, the property benefits from a full-width single-storey extension, an internal garage conversion, and a comprehensive refurbishment throughout. The original ground floor has been completely reimagined, opening into a stylish rear extension with a vaulted ceiling, Velux windows, and bi-fold doors that create a seamless connection to the landscaped, low-maintenance garden. The re-fitted kitchen features high-gloss cabinetry, a central island with Quartz worktops, an inset hob with extractor, integrated sink, and an impressive range of built-in appliances. Beautifully tiled, this space also incorporates a dining area and flows into the front living area, complete with recessed ceiling lighting and a wall-mounted TV for a modern, minimalist look. The former garage has been skilfully converted into a spacious ground floor bedroom, study, or additional family room, while the original kitchen space now serves as a larger-than-average utility room. Upstairs, there are three further well-proportioned bedrooms (master has modern fitted robes), alongside a family bathroom and an en-suite shower room. Externally, the front has been fully tarmacked to provide generous off-road parking, while the rear garden offers a sizeable artificial lawn and garden shed. Positioned at the end of a peaceful modern cul-de-sac, with no front-facing neighbours, the property is just a short walk from Golborne centre and Asda supermarket. Excellent transport links, including the A580 East Lancs Road and nearby motorways, make this an ideal home for families and commuters to Manchester or Liverpool alike.





TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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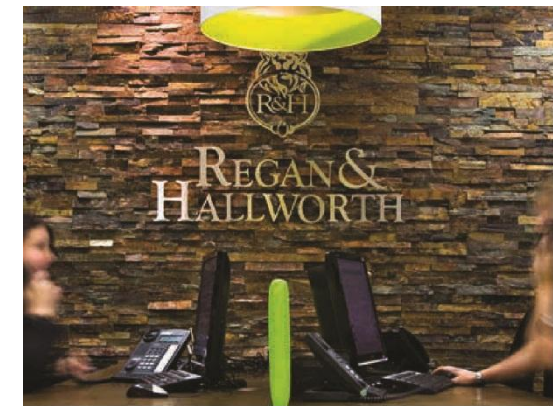
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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