



13 Sycamore Avenue, Golborne, WA3 3SF

Offers over £180,000

ARC HOMES are pleased to offer FOR SALE this three bedroom semi detached property situated in a popular residential area in Golborne. The property is conveniently located within walking distance to Golborne Town Centre, local school and transport links making it an ideal home for a range of buyers. On entry to the property is a porch leading to a small hallway providing access into the sitting room and houses stairs to the first floor. The open plan lounge dining room offers generous space and has sliding doors with access to the rear garden. The modern fitted kitchen has a range of integrated appliances and can be accessed through the lounge or from the hallway. To the first floor there are three good size bedrooms and a family bathroom. Outside, there is a great size rear garden with a paved patio area whilst to the front garden is laid to lawn and has off road parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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