



1 Bridge Street, Golborne
£260,000

Miller Metcalfe
Every step of the way

1 Bridge Street

Golborne, Warrington

Ideally situated on Bridge Street, just a short walk from the High Street and its excellent range of amenities, highly regarded schools, and convenient transport links, this immaculate three-bedroom detached family home is beautifully presented throughout and offers spacious accommodation arranged over three floors.

The property briefly comprises a welcoming entrance hallway leading to a generous lounge and a stylish open-plan kitchen/dining room. The kitchen is fitted with a range of wall and base units and includes a gas hob, electric oven, fridge freezer, and space for a washing machine, making it ideal for modern family living with the patio doors overlooking the rear garden.

On the first floor are two well-proportioned double bedrooms, together with a contemporary family bathroom featuring a bath, wash basin, and WC.

Occupying the entire second floor is the impressive principal bedroom suite, complete with fitted wardrobes and a private en-suite shower room comprising a shower, wash basin, and WC, creating a luxurious retreat.

Externally, the property benefits from a private, enclosed rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and entertaining during the warmer months. A single garage and off-road parking complete this fantastic family home.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

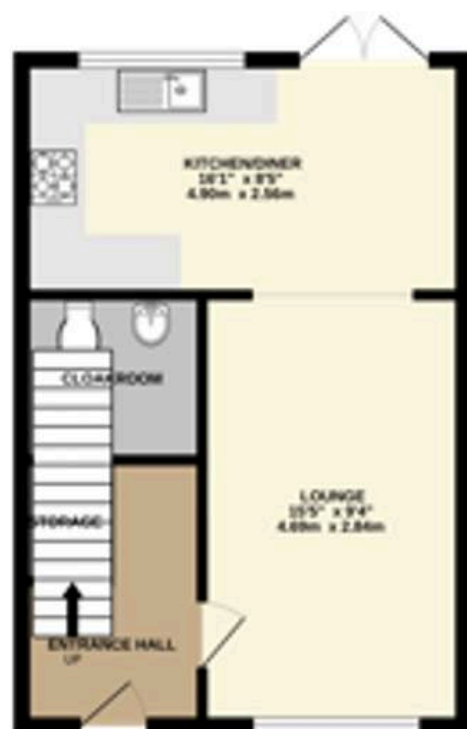




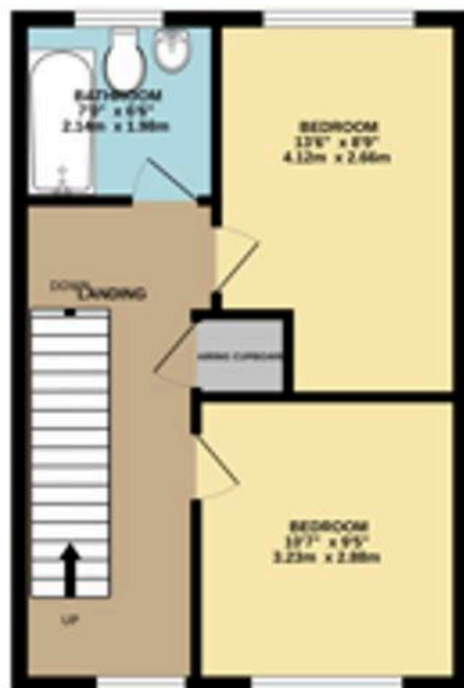




GROUND FLOOR
375 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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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Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

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