



2f Golborne Road, Lowton

Offers Over £300,000

Miller Metcalfe
Every step of the way

2f Golborne Road

Lowton, Warrington

Ideally situated on Golborne Road in the sought-after area of Lowton, this superb four-bedroom semi-detached family home offers spacious and versatile accommodation across three floors. Conveniently located close to excellent local amenities, highly regarded schools and fantastic transport links, it is an ideal choice for growing families.

The property welcomes you with a bright entrance hall leading to a modern fitted kitchen, complete with a range of wall and base units, a gas hob, electric oven, integrated microwave, fridge freezer and space for a washing machine, tumble dryer and dishwasher.

To the rear of the property is a generous family lounge, providing the perfect space to relax and entertain, with patio doors opening directly onto the enclosed rear garden. A convenient downstairs WC completes the ground floor.

The first floor comprises three well-proportioned bedrooms, including one with its own en-suite shower room featuring a shower, WC and wash basin. The remaining bedrooms are served by a contemporary family bathroom fitted with a bath, WC and wash basin.

Occupying the entire second floor, the impressive principal bedroom offers a private retreat and benefits from a stylish en-suite shower room with a walk-in shower, WC and wash basin.

Externally, the property enjoys a private, enclosed rear garden designed for low maintenance, featuring artificial lawn and a pleasant patio seating area, ideal for outdoor dining and entertaining. The home also benefits from allocated off-road parking.

Offering generous living space, modern interiors and an excellent location, this fantastic family home is ready to move into and must be viewed to be fully appreciated.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





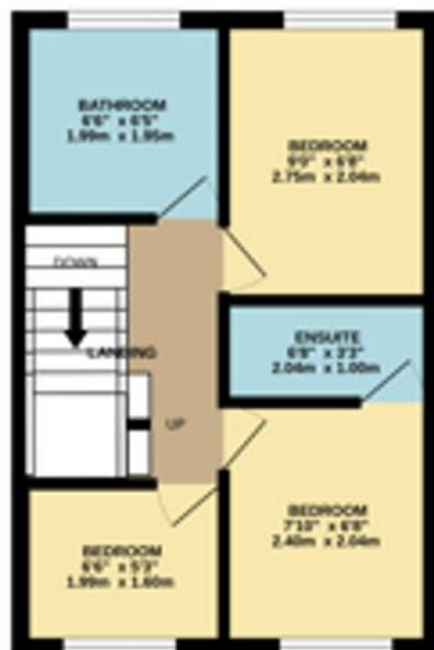




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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