



Golborne Road, Ashton-In-Makerfield

Offers Over £210,000

**Miller Metcalfe**  
*Every step of the way*

# 303 Golborne Road

Ashton-In-Makerfield, Wigan

## Stunning Extended Two Bedroom Mid Terrace Home with Countryside Views

Offering an exceptional blend of charming cottage character and stylish contemporary living, this beautifully presented extended two bedroom mid terrace property is sure to impress. Perfectly suited to first time buyers, this delightful home enjoys a sought after location with open field views to the rear and must be viewed to be fully appreciated.

The accommodation begins with a welcoming entrance porch leading into a stunning sitting room, full of warmth and character. A separate dining room provides an ideal space for entertaining and benefits from double doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. To the rear, the extended kitchen offers an attractive and practical space with direct access to the garden.

To the first floor, there are two generously sized double bedrooms and a well appointed family bathroom.

Externally, the property continues to impress with a private, landscaped rear garden enjoying beautiful open views across neighbouring fields, providing a peaceful and picturesque setting rarely found with properties of this type.

Combining country style charm with modern day convenience, this wonderful home represents an ideal purchase for first-time buyers, downsizers, or anyone seeking a property ready to move straight into.

**Early viewing is highly recommended to avoid disappointment.**

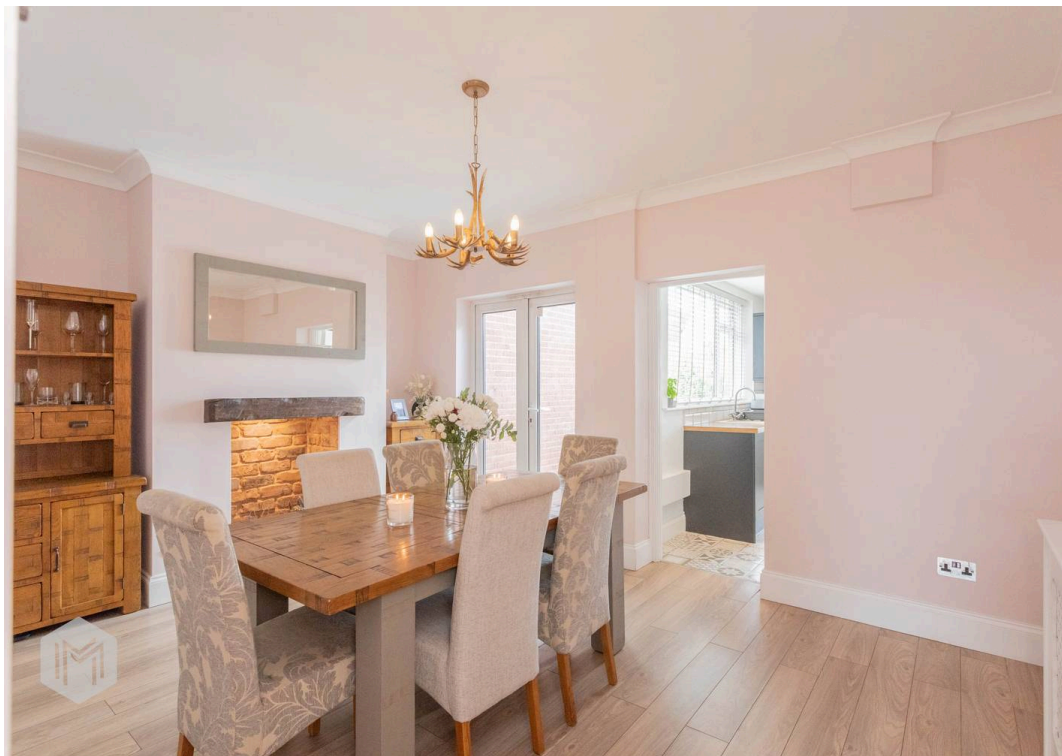
Council Tax band: A

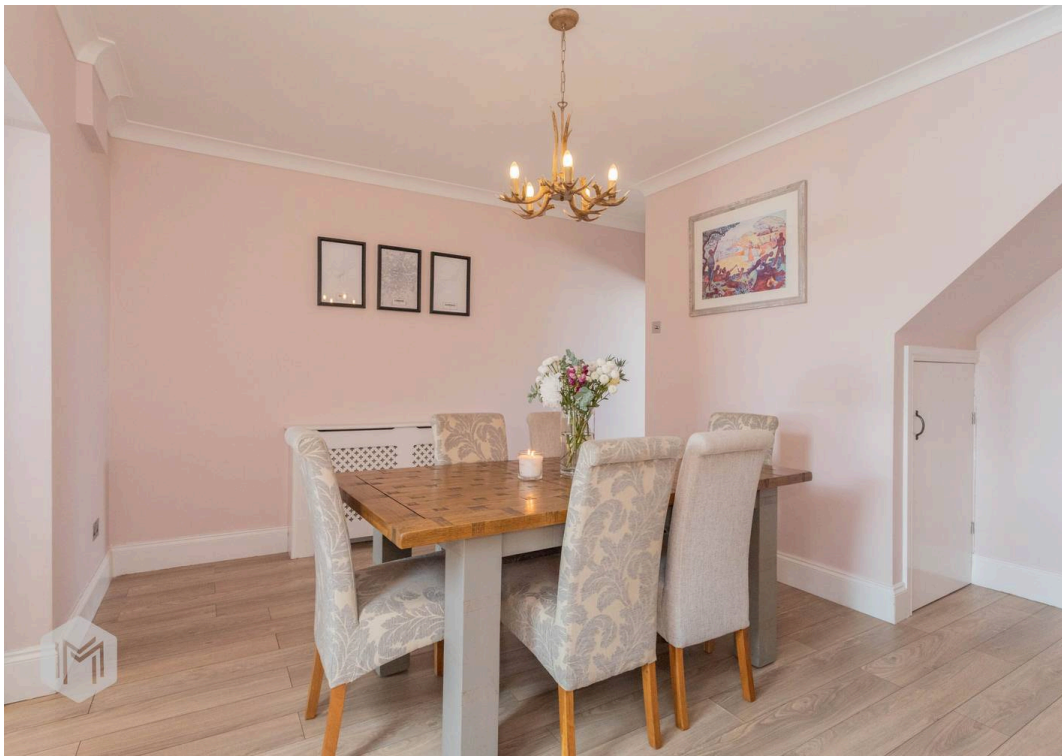
Tenure: Freehold

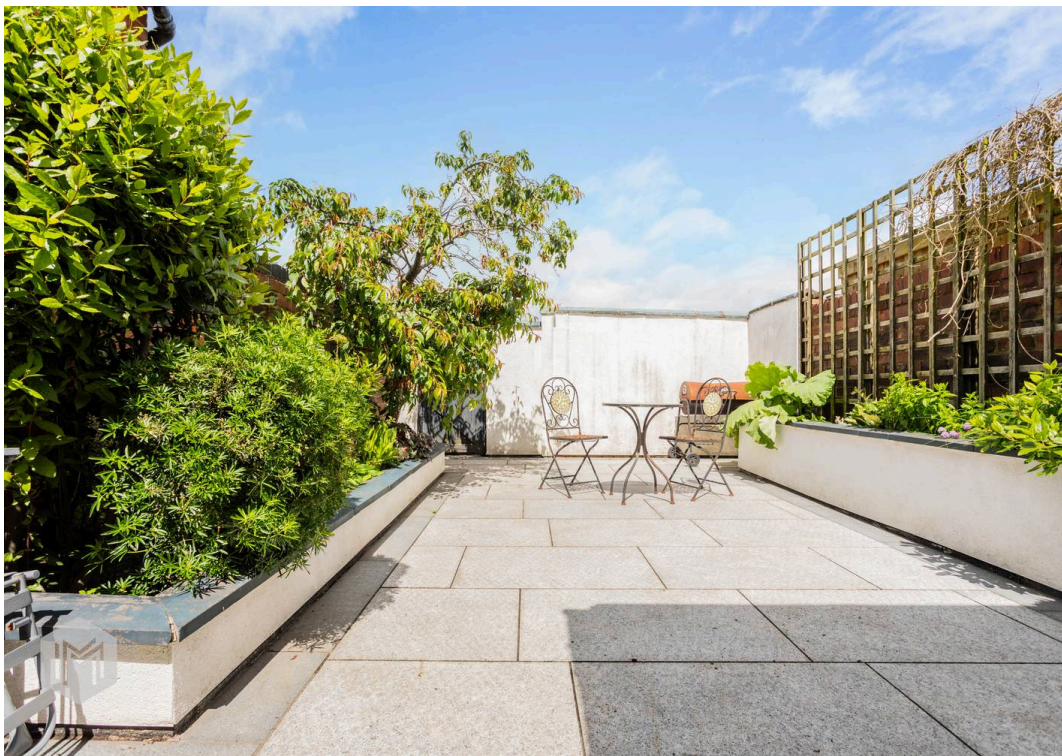
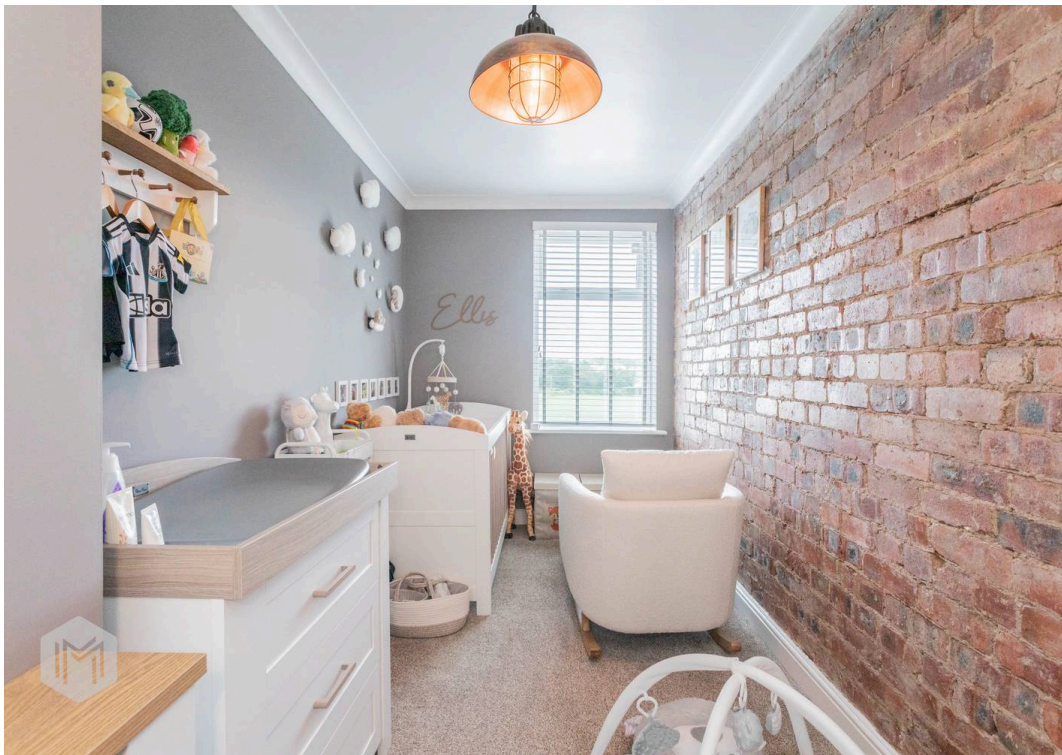
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

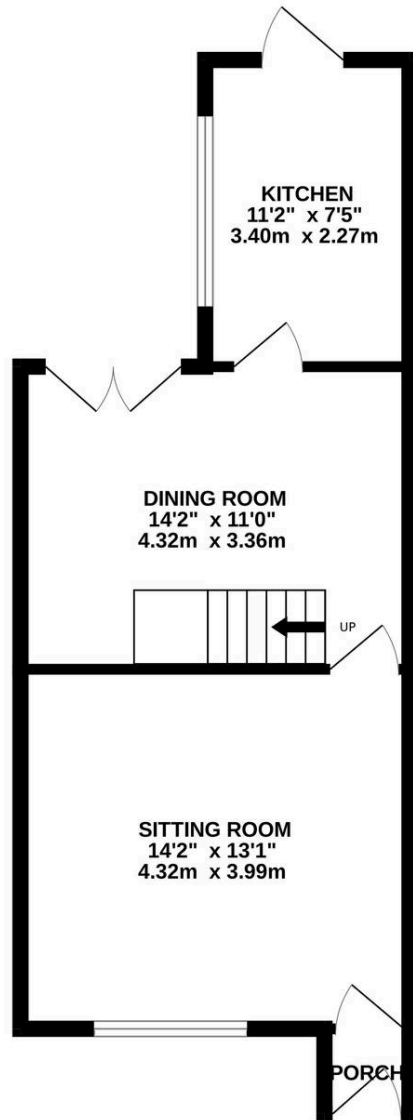




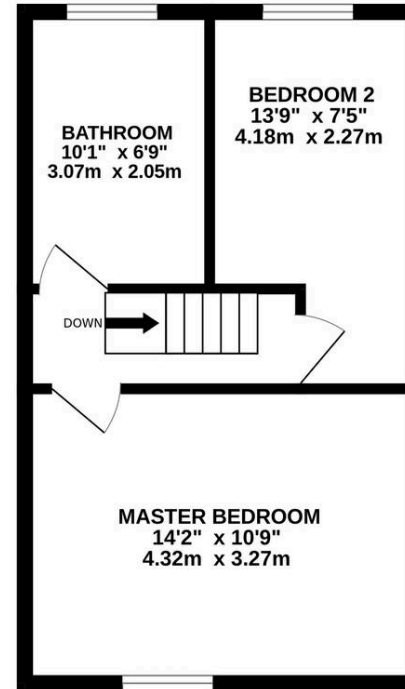




GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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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