



Elm Avenue, Golborne, WA3 3SG

£139,950

Stone Cross Estate Agents are delighted to bring to market this TWO BEDROOM SEMI DETACHED PROPERTY. Situated on a very popular residential estate and within walking distance of Golborne town centre. Ideally located for shops and restaurants. Infant, junior and senior schools are all within walking distance. Excellent location for commuting with the East Lancs road and main bus routes to Wigan and Leigh close by. The property comprises of entrance vestibule, lounge, kitchen/diner and W/C to the ground floor and to the first floor there is a family bathroom and two bedrooms. Externally to the front there is a garden laid to lawn with paved areas and to the rear is an enclosed garden with laid to lawn and patio area. *CONTACT US NOW TO ARRANGE A VIEWING*****

- **Two Bedrooms**
- **Semi-Detached**
- **Kitchen/Diner**
- **Front and Rear Gardens**
- **Two Bathrooms**

Entrance Vestibule

VIA composite door to the front elevation, wall mounted radiator, ceiling light point, stairs to the first floor and laminate flooring.

Lounge

13' 10" x 11' 7" (4.21m x 3.54m) UPVC double glazed window to the front elevation, ceiling light point, laminate flooring, wall mounted radiator and two wall light points.

Kitchen/Diner

11' 4" x 11' 1" (3.46m x 3.39m) UPVC double glazed window to the rear elevation, stainless steel sink unit, integrated oven, space for a fridge/freezer, plumbing for a washing machine, ceiling light point, part tiled walls and under stairs storage.

W/C

UPVC double glazed frosted window to the rear elevation, W/C, ceiling light point and part tiled walls.

Upstairs**Bedroom One**

14' 9" x 12' 5" (4.50m x 3.78m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Two

12' 2" x 10' 2" (3.72m x 3.09m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bathroom

4' 5" x 7' 3" (1.34m x 2.21m) UPVC double glazed frosted window to the rear elevation, spotlights, vanity sink unit with a mixer tap, heated towel radiator, W/C and a double shower cubicle.

Loft Room

14' 8" x 13' 1" (4.47m x 3.99m) Velux window, ceiling light point and a wall mounted radiator.

Outside**Front**

Laid to lawn and paved areas.

Rear

Laid to lawn, shrubbery and paved areas.

Tenure**Council Tax**

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.