



50 Millingford Avenue, Golborne

In Excess of £260,000

Miller Metcalfe
Every step of the way

50 Millingford Avenue

Golborne, Warrington

Ideally situated in the popular area of Golborne, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal family home. The property is conveniently located close to local amenities, well-regarded schools and excellent transport links.

Upon entering, you are welcomed by a spacious entrance hallway with useful storage. The generous lounge features a modern media wall and is open plan to the dining room, creating a fantastic space for both relaxing and entertaining. The modern fitted kitchen comprises a range of wall and base units, complementary work surfaces and an induction hob, with space provided for a washing machine and fridge freezer. A separate conservatory, currently utilised as a gym, provides further versatile living space. Completing the ground floor is a modern bathroom fitted with a walk-in shower, WC and wash hand basin.

To the first floor, there are three generous bedrooms, including a spacious master bedroom with fitted wardrobes. There is also an additional fourth room, currently used for storage, which offers excellent potential to be converted into a fourth bedroom, subject to the necessary works and installation of a suitable window.

Externally, the property benefits from a driveway providing off-road parking, along with an attractive low-maintenance artificial lawn to the front. To the rear is a private and enclosed garden, featuring a laid-to-lawn area and a large decking area perfect for outdoor entertaining, summer evenings and BBQs. A substantial garden shed provides excellent additional storage.

For anyone looking for a **move in condition family home in a convenient Golborne location**, this property offers spacious accommodation, modern living and exciting potential to create a true four-bedroom family home.

Early internal viewing is highly recommended. Contact our office today to arrange your appointment.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

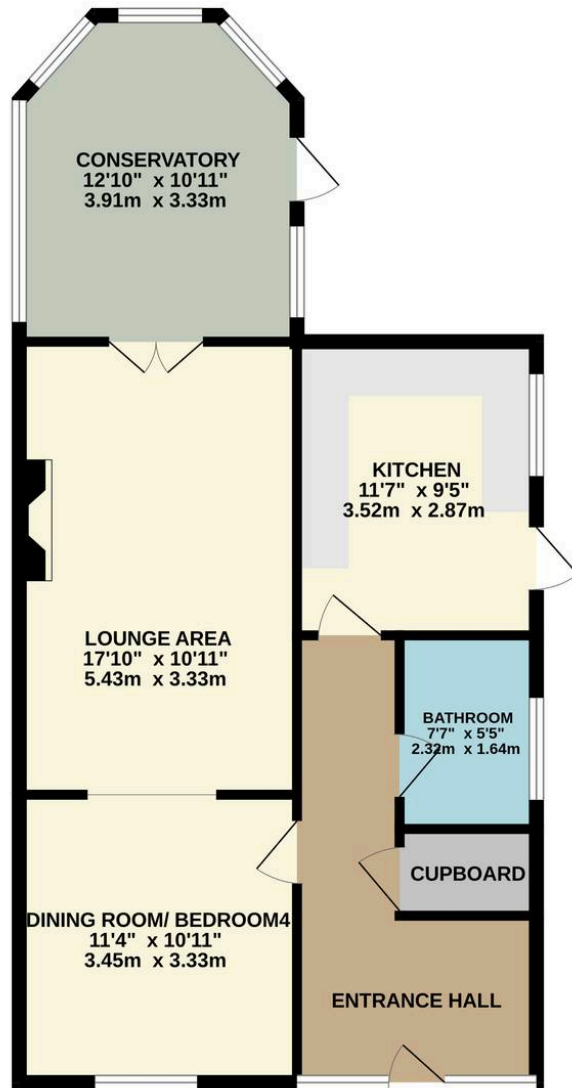




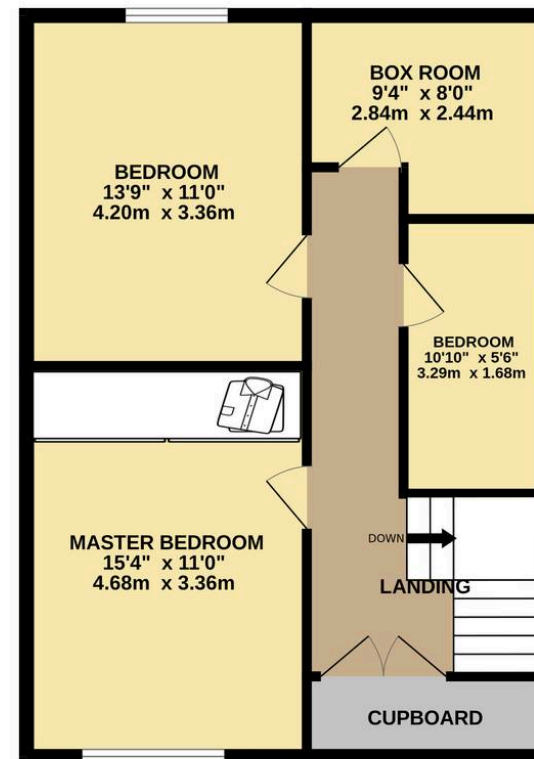




GROUND FLOOR



1ST FLOOR





Miller Metcalfe - Culcheth

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