



## *Manor Court, Golborne, WA3 3JF*

*Offers in Excess of  
£99,950*

*We are delighted to bring to market with NO CHAIN this TWO BEDROOM FLAT. Located within close proximity to all of the local amenities Golborne has to offer i.e. shops, schools and bus networks. Close to The East Lancashire Road (A580) and The national motorway networks. The property comes with its own front door entrance, lounge, kitchen, two bedrooms and bathroom. The property benefits from gas central heating and is double glazed. Externally there are communal gardens. \*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\**

- Two Bedrooms
- Upper Floor Apartment
- Open Plan Lounge/Kitchen
- No Chain
- Close to local amenities

### **Entrance Hallway**

*Via UPVC double glazed door to the front elevation, stairs to the first floor, ceiling light point and a storage cupboard.*

### **Lounge**

*11' 9" x 13' 5" (3.57m x 4.1m)*

*UPVC double glazed window to the rear elevation, two ceiling light points and a wall mounted radiator.*

### **Kitchen**

*7' 9" x 9' 9" (2.35m x 2.97m)*

*UPVC double glazed window to the front elevation, ceiling light point, part tiled walls, wall base and drawer units, sink unit with a swan tap, space for a cooker, plumbing for a washing machine and space for a fridge/freezer.*

### **Bedroom One**

*10' 2" x 12' 5" (3.1m x 3.79m)*

*UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.*

### **Bedroom Two**

*9' 5" x 9' 10" (2.86m x 2.997m)*

*UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.*

### **Bathroom**

*6' 9" x 4' 11" (2.07m x 1.49m)*

*UPVC double glazed frosted window to the front elevation, W/C, wash hand basin, wall mounted radiator, ceiling light point, tiled walls and a shower cubicle.*

### **Outside**

*Overlooks the cricket pitch.*

### **Tenure**

### **Council Tax Band**

### **Other Information**











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.

Stone Cross Estate Agents LTD

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