

Croft Field, Golborne, Warrington, WA3 3YR

Stone Cross are DELIGHTED to bring to the market this newly built 3 bedroom semi-detached family home "The Dadford", which is situated on the popular Taylor Wimpey estate in Golborne on Rothwells Farm. It is within walking distance from all of the amenities that Golborne/Lowton Villages has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within proximity to The East Lancashire Road (A580). The property comprises of lounge/diner, Kitchen and WC to the ground floor and to the first floor there are three bedrooms and a family bathroom. Outside to the front there is a small garden laid to lawn and a driveway to the side providing off road parking and to the rear is an enclosed lawned area and paved patio area.

Offers in Excess of £179,950

- Semi-Detached
- 3 Bedrooms
- Downstairs W/C
- Rear Enclosed Garden
- Driveway

VIEWING IS HIGHLY RECOMMENDED. PLEASE CONTACT US ON 01942 356266 TO ARRANGE A VIEWING

Entrance Hallway

Via UPVC composite door into the hall, wall mounted radiator, ceiling light point, wooden floor and stairs to first floor.

Lounge/Diner

14' 5" x 14' 4" (4.39m x 4.37m) UPVC double glazed french door to rear elevation, UPVC double glazed window either side, wall mounted radiator, ceiling light point and storage cupboard.

Kitchen

11' 1" x 7' 4" (3.38m x 2.23m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, tiled floor. A range of wall, base and drawer units, 5 spotlights on base units, integrated fridge freezer, integrated dishwasher, integrated oven and microwave, gas hob and extractor, one and half stainless steel sink unit with swan neck tap.

Downstairs W/C

6' 3" x 2' 11" (1.9m x 0.89m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls and tiled floor, sink unit and W/C.

First Floor

Landing

Loft access and ceiling light point.

Bedroom One

13' 7" x 7' 10" (4.14m x 2.39m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bedroom Two

11' 10" x 7' 10" (3.6m x 2.39m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

Bedroom Three

9' 1" x 6' 2" (2.77m x 1.88m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bathroom

6' 3" x 6' 2" (1.9m x 1.88m) UPVC double glazed frosted window to front elevation, heated towel rail, ceiling light point, tiled floor, part tiled walls, 3 piece suite with sink unit, W/C and bath with over head waterfall shower.









Outside

Front Garden

Laid partly to lawn and a driveway to the side providing off road parking.

Rear Garden

Enclosed rear garden with area laid to lawn and patio area and a shed.

Tenure

Freehold

Council Tax

В

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.









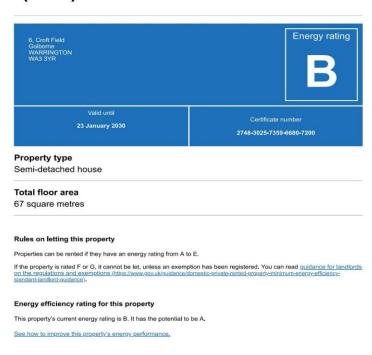




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Viewing of this property is strictly by appointment through Stone Cross Estate Agents.