



Belton Close, Golborne, WA3 3WN

**Offers in Excess of
£139,950**

Stone Cross Estate Agents are offering the opportunity for you to discover a unique coach house-style detached residence on a coveted development, just a minute from The East Lancashire Road (A580), providing seamless commuting options. This exceptional property offers easy access to Golborne village amenities, including shops, schools, and picturesque semi-rural walks. Featuring a ground-floor master bedroom and a first-floor layout comprising a lounge, kitchen, two additional bedrooms, and a family bathroom. Outside, ample parking is available, and a fenced artificial grassed area adds a touch of modern charm. Don't miss this fantastic opportunity!

- Detached Coach House
- Three Bedrooms
- Ample Off Road Parking
- Side Garden
- Gas Central Heating
- UPVC Double Glazing

Entrance Hall

Entrance via a part glazed leaded composite door, ceiling light point, wall mounted radiator, door to master bedroom and stairs to the first floor.

Bedroom One

18' 10" x 8' 2" (5.74m x 2.49m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage with lighting (housing washer/dryer, boiler).

First Floor

Landing

Velux windows, wall mounted radiator, ceiling light point, doors to lounge bedrooms two, three and family bathroom.



Lounge

13' 10" x 10' 10" (4.21m x 3.30m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and laminate floor.



Kitchen

9' 3" x 6' 7" (2.82m x 2.01m) UPVC double glazed window to the front elevation, integrated electric oven, gas hob, space for fridge freezer, dishwasher, ceiling light point and laminate floor.



Bedroom Two

13' 0" x 12' 4" (3.96m x 3.76m) UPVC double glazed window to the front elevation, built-in cupboard, built-in wardrobes, drawers, wall mounted radiator and ceiling light point.

Bedroom Three

9' 6" x 8' 3" (2.89m x 2.51m) Velux windows, wall mounted radiator and ceiling light point.



Family Bathroom

UPVC double glazed frosted window to the side elevation, double walk-in waterfall mains shower, back to wall built-in vanity unit with wc, sink and heated towel wall radiator.

Outside

Front

Off road parking to the front for several cars.

Side

Small enclosed fenced garden with artificial grass.

Tenure
Freehold

Council Tax
A

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.