



Barwell Close, Golborne, WA3 3GZ

***Offers in Excess of
£119,950***

Stone Cross Estate Agent is delighted to be able to bring to the market this lovely two bedroom semi detached property ideal for first time buyers. Situated in a sought after area of Golborne, on the border of the neighbouring village of Lowton and within easy access to local amenities and primary and secondary schools. Comprising of lounge/diner, kitchen, two bedrooms and bathroom. Outside to the front is a stoned garden with shrubs and driveway providing off road parking for several cars. To the rear is an enclosed cobbled patio area, stoned and decked area with feature wall and garden shed.

- ***Semi-Detached Family Home***
- ***Lounge/Diner***
- ***Two Bedrooms***
- ***Gardens Front & Rear***
- ***Driveway with Off Road Parking***
- ***Ideal for First Time Buyers***

Viewing is Highly Recommended

Entrance

Via a part glazed door which leads into the entrance hallway.

Hallway

Door leading to lounge and stairs leading to first floor.

Lounge/Diner

17' 6" x 11' 8" (5.33m x 3.55m) UPVC double glazed bay window to the front elevation, wall mounted electric fire, ceiling light point, two wall mounted radiators and laminate wood floor.

Kitchen

11' 7" x 8' 9" (3.53m x 2.66m) UPVC double glazed window to the rear elevation, UPVC double glazed french doors to rear elevation, fitted wall, base and drawer units incorporating gas hob and electric oven, extractor fan, space for fridge freezer, plumbed for washing machine. Breakfast bar. Ceiling light point, wall mounted radiator and Karndean flooring.

First Floor**First Floor Landing**

Loft access and wall mounted radiator.

Bedroom One

11' 0" x 9' 3" (3.35m x 2.82m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Two

11' 8" x 9' 5" (3.55m x 2.87m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and airing cupboard.

Bathroom

UPVC double glazed frosted window to the side elevation, three piece suite comprising of a WC, wash hand basin and bath with with electric shower over, fully tiled walls, wall mounted radiator and Karndean flooring.



Outside

Front

To the front is a stoned garden and a driveway providing off road parking for several cars.

Rear Garden

To the rear is an enclosed cobbled patio, feature wall with stoned/decked area and garden shed.

Council Tax Band

B.

Tenure

Freehold.

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.



