



RAILWAY ROAD
GOLBORNE
WARRINGTON
WA3 3BY

£130,000
NO CHAIN


FRASER
REEVES

RAILWAY ROAD, GOLBORNE, WARRINGTON, WA3 3BY

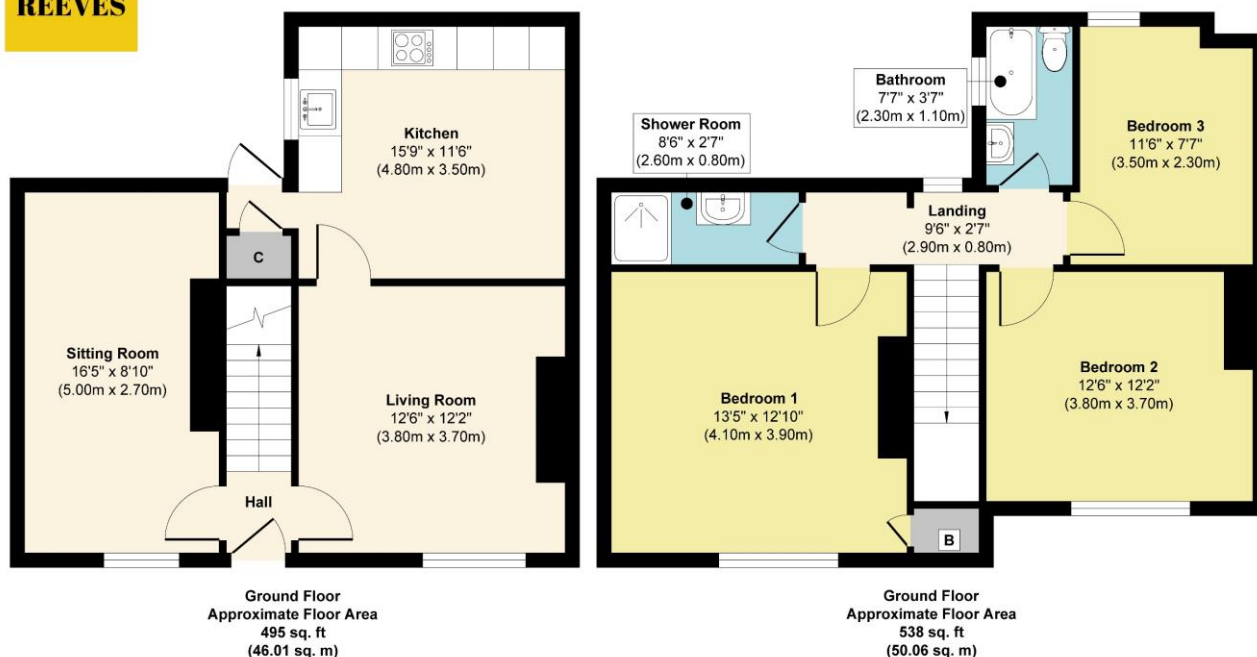
An Outstanding Double Fronted Three Bedroom End Terrace Home Situated In A Conveniently Central Position, Featuring A Stunning Dining Kitchen, A Contemporary Family Bathroom, A Separate Shower Room, And Two Generous Reception Rooms.

A stone's throw from shops and facilities, this spacious home incorporates a hallway, lounge, sitting room, and dining/kitchen all on the ground floor, with three generous bedrooms, a family bathroom, and a shower room on the first floor.

Externally there is a small enclosed courtyard style garden with side access gate.







Approx. Gross Internal Floor Area 1033 sq. ft / 96.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains services are believed to be connected to the property.

Local Authority:

Wigan Borough Council

Council Tax:

Tax Band A

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street, Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

