



LOWTON ROAD
GOLBORNE
WA3 3HT

£200,000



FRASER
REEVES

LOWTON ROAD, GOLBORNE, WA3 3HT

This 3 bedroom, semi-detached home ideal for a family looking to move to the Golborne area. It offers spacious accommodation throughout, has been newly eco-rendered to the front and benefits from newly installed UPVC windows and doors.

Don't miss this wonderful family home. Featuring a very large living room, an open-plan kitchen-diner and utility room to the ground floor, a 3 bedrooms, an office and a family bathroom to the first floor.

The front of the property boasts a large gravelled driveway, offering valuable parking space for 3 cars. The enclosed rear garden enjoys a sunny aspect and is laid to lawn.

This charming property is sure to be popular; please contact us today to schedule a viewing.

General Services:

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

Local Authority:

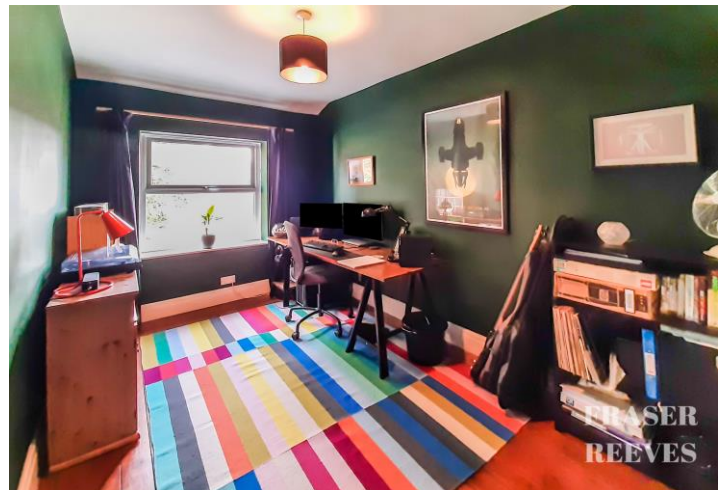
Wigan Metropolitan Borough Council

Council Tax:

B

Tenure:

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor:

Entrance Hall

With laminate flooring, painted walls, ceiling pendant light, UPVC door entrance door, UPVC double glazed full length frosted window to the front aspect, doors to living room and kitchen and stairs to first floor of property,

Lounge

With laminate flooring, painted walls, ceiling coving, radiator, 2 x UPVC double glazed windows to front aspect and 2 x ceiling pendant lights.

Open Plan Kitchen/diner

Generous open-plan kitchen including a feature island with feature lighting above. A bright area with two Velux windows and double doors opening and giving access to the rear garden.

Utility Room

With walk in shower, sink and WC.

First Floor:

Landing

Principal Bedroom

A beautifully presented room with bay window to front elevation.

Bedroom 2

Another most generous double bedroom with window to rear elevation.

Bedroom 3

Currently used as a walk in wardrobe with window to front elevation.

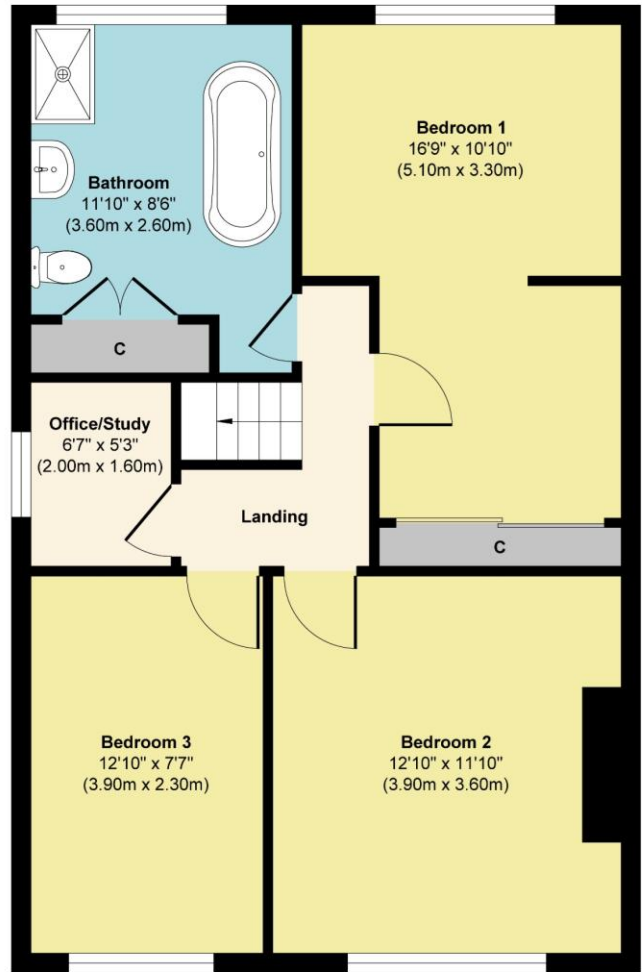
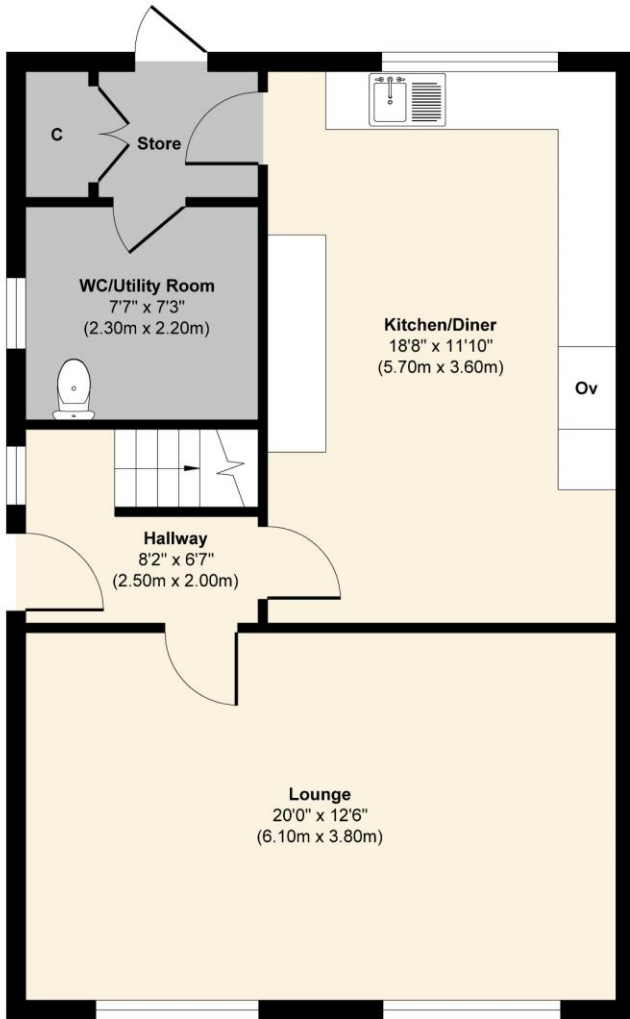
Office

Family Bathroom

With 'P' shaped bath, sink and WC with modern tiling to floor and wall.

please note that this property has been treated for Japanese Knotweed in 2018, prior to the current owner's purchase and there is a current guarantee of this treatment available for interested parties to view on request





Approx. Gross Internal Floor Area 1260 sq. ft / 117.12 sq. m

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

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

