



## 17 Cross Street

Golborne, Warrington, WA3 3PD

**Offers Over £155,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented 2 bedroom mid terraced property that is perfect for professional, couple or small family and is located in a popular residential location that is within close proximity to local schools, amenities and transport links including a short drive to the East Lancashire Road and commuter links. The accommodation in brief comprises of entrance / vestibule, lounge and to the rear elevation there is a modern fitted kitchen / diner which leads out to the rear garden. To the first floor the landing provides access to two good sized bedrooms and a family bathroom with recently installed three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from UPVC double glazing throughout and a modern tasteful décor. Externally there is a low maintenance front garden with on street parking in a quiet residential street and to the rear is a generous rear garden which enjoys a sunny outlook with seating area, lawn, well stocked borders and rear outhouse which offers potential for further use. Early viewing is a must to appreciate in full.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

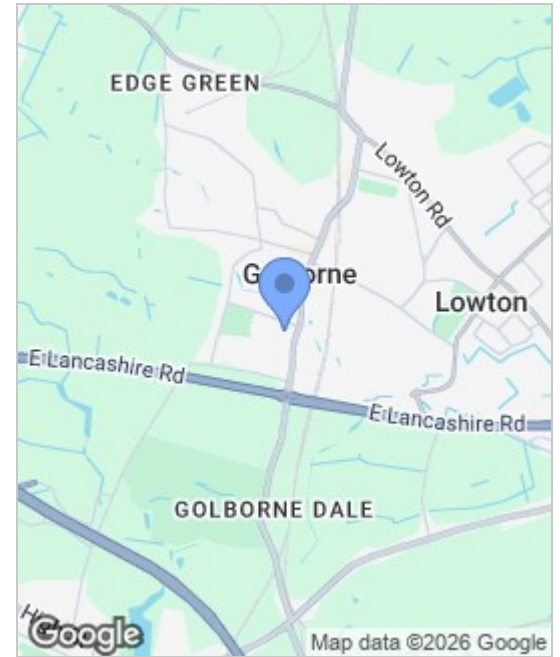
Bedroom 2

Bathroom

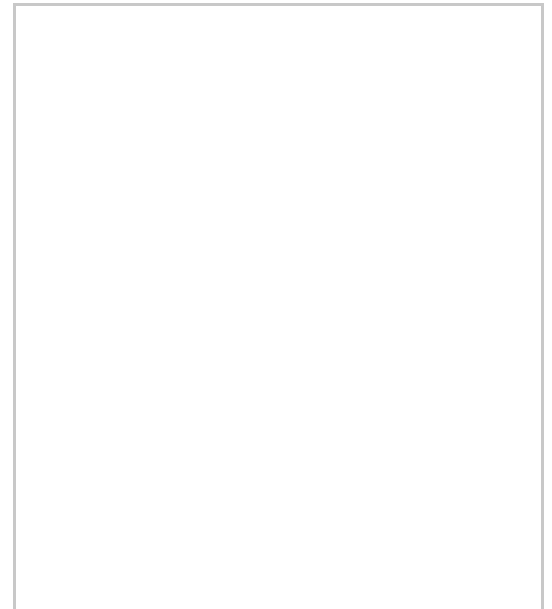
## EXTERNAL

Rear Garden

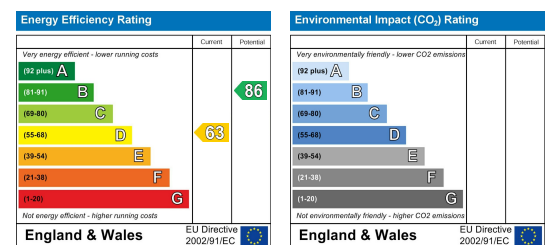
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

