



## 14 Stirrup Field

Golborne, Warrington, WA3 3AL

**Offers In The Region Of £120,000**



Sapphire Homes are delighted to be in a position to offer For Sale this well presented 2 bedroom top floor apartment on a popular residential development close to the East Lancashire Road offering access to the motorway networks for those commute to either Manchester and surrounding as well as being close to local schools, amenities and transport links. The property comprises of entrance / hallway leading to large spacious open plan lounge / kitchen / dining, two good sized bedrooms and there is a family bathroom which also serves as a jack and jill ensuite to the master bedrooms which comprises a three piece suite in white with shower over bath. The property also has a storage cupboard affording extra storage space. The property is warmed by Gas Central Heating and also boasts UPVC double glazing throughout as well as a newly refreshed decor and flooring. The lounge also enjoys pleasant views overlooking a local bowling green. The property would suit professional, couple or small family and early viewing is highly recommended. No Upward Chain.

Disclaimer: Please note internal images are historic and pre tenancy but we are advised that the property is of a good internal condition and viewings are available.



## SECOND FLOOR

Entrance / Hallway

Lounge / Kitchen / Diner

## FIRST FLOOR

Master Bedroom

Bedroom 2

Bathroom

## EXTERNAL

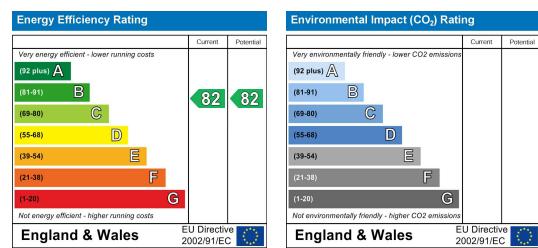
## Area Map



## 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 them as a 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 respect of this property.

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