COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Railway Road, Golborne

Situated in a well-established residential location with good access to the town centre is this garden fronted 2-bedroom mid-terraced house with a courtyard style yard to the rear

Asking Price £99,950

5 Railway Road

Golborne, WA3 3BY

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- LOCATED CLOSE TO THE FORTHCOMING TRAIN STATION
- FULLY DOUBLE GLAZED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE
23'5 (max) x 13'5 (max). (7.01m'1.52m (max) x 3.96m'1.52m (max).)
TV point. Gas fire. Radiator.

KITCHEN
7'1 (max) x 5'9 (max) (2.13m'0.30m (max) x 1.52m'2.74m (max))
Fitted with base units and wall cupboards. Sink with mixer taps. Plumbing for washing machine.

KITCHEN
7'5 (max) x 6'5 (max) (2.13m'1.52m (max) x 1.83m'1.52m (max))
Fitted with wall and base units. Door to rear of property

FIRST FLOOR:

BEDROOM
13'5 (max) x 11'9 (max) (3.96m'1.52m (max) x 3.35m'2.74m (max))
Radiator.

BEDROOM
11'1 (max) x 8'8 (max) (3.35m'0.30m (max) x 2.44m'2.44m (max))
Radiator.

FAMILY BATHROOM
7'1 (max) x 5.9 (max) (2.13m'0.30m (max) x 1.52m.2.74m (max))
Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE:
The property is garden fronted with a private enclosed courtyard style area to the rear with a brick built shed

TENURE
Leasehold

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Council Tax Band A

PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

WA3 3BY

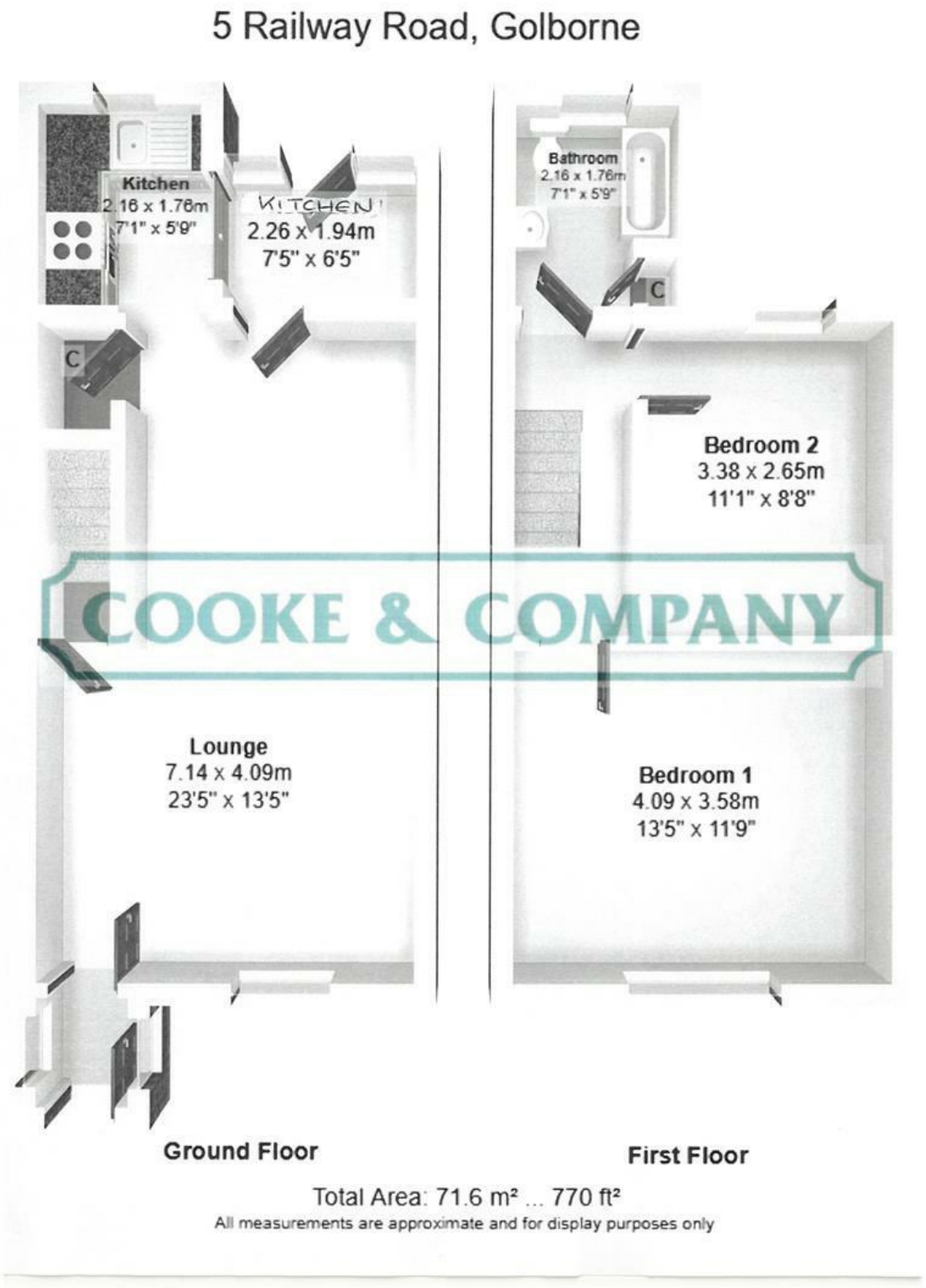




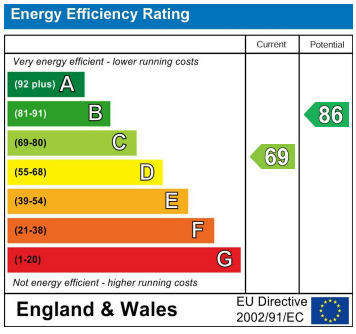




Floor Plan



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



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