



25 Barn Lane, Golborne, WA3 3NR
Guide price £230,000

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Golborne. Benefiting from modern sophisticated decor, landscaped rear garden and gas central heating.

The living accommodation briefly comprises of; lounge, dining area, kitchen and bathroom. To the first floor, 3 double bedrooms.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the East Lancashire Road and M6.

FREEHOLD

Council tax band - C

GROUND FLOOR

Lounge 14'11" x 11'11" (4.57m x 3.65m)

Solid oak wooden flooring with bay fronted window, log burner, curtains and blind

Dining area 13'6" x 12'9" (4.14m x 3.91m)

Solid oak wooden flooring with patio doors leading to the rear garden

Kitchen 12'7" x 7'6" (3.86m x 2.31m)

High quality vinyl flooring with spotlighting. A range of fitted kitchen units, worktops and integrated double oven, hob, hood and dishwasher

Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

FIRST FLOOR

Bedroom 11'11" x 15'11" (3.64m x 4.86m)

Carpet flooring with window to the front elevation and blind

Bedroom 10'4" x 13'8" (3.15m x 4.17m)

Carpet flooring with window to the rear elevation and blind

Bedroom 8'6" x 12'7" (2.60m x 3.84m)

Carpet flooring with window to the rear elevation and blind

EXTERNAL

Private landscaped rear garden with brick boundary wall and outbuilding. Roadside parking to the front and service road leading to the rear garden with parking space.