



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.