



**20 Lowe Street, Golborne, WA3 3BP**  
**Offers Over £120,000**

CASA SALES AND LETTINGS are pleased to bring this well-presented three-bedroom mid-terraced property to the market FOR SALE, offering spacious accommodation throughout and making an ideal purchase for first-time buyers, families, or investors.

The accommodation briefly comprises an entrance hallway leading into a bright and comfortable lounge featuring laminate flooring and a large front facing window allowing plenty of natural light. To the rear is a generously sized fitted kitchen offering a range of wall and base units and good worktop space. A separate utility area provides additional storage and practicality with access out to the rear garden.

To the first floor are three well-proportioned bedrooms, all finished with new carpets and neutral décor, along with a modern family bathroom fitted with a contemporary white three-piece suite and shower over bath.

Externally, the property benefits from a low-maintenance rear garden with paved patio area and enclosed brick boundaries, creating a private outdoor space.

The property is conveniently located close to local amenities including shops, schools, bus routes, and transport links, making it ideal for commuters and families, and is also just a 5 minute drive from the East Lancashire Road, providing excellent access to both Manchester and Liverpool.

Entrance/Vestibule 3'1" x 3'7" (0.96 x 1.1)  
UPVC double glazed door, ceiling light rose and bulb, fan light window, coir carpet . Meter cupboard

Lounge 14'7" x 12'2" (4.47 x 3.72)  
UPVC double glazed window with blinds, laminate flooring, ceiling light rose and bulb. Coving, radiator, electric cupboard

Kitchen/Diner 12'3" x 13'4" (3.75 x 4.08)  
UPVC double glazed window to rear, laminate floor and flush circular ceiling light. Range of fitted wall and base units, with complimentary worktop, 1 1/2 bowl sink and chrome mixer tap. Free standing oven and electric hob, dishwasher and understairs cupboard.

Utility 6'5" x 7'2" (1.98 x 2.2)  
2x UPVC double glazed windows to rear, ceiling light and bulb, UPVC double glazed door to rear with opaque top glass panel, laminate flooring, radiator, fitted wall units and work top.

Bedroom 1 8'10" x 12'1" (2.7 x 3.7)  
UPVC double glazed window to front, ceiling light, new carpets, radiator, coving

Bedroom 2 7'2" x 9'10" (2.19 x 3.00)  
UPVC double glazed window to rear, ceiling light, new carpets, radiator, coving

Bedroom 3 5'5" x 12'3" (1.67 x 3.74)  
UPVC double glazed window to front, ceiling light, new carpet, coving, radiator

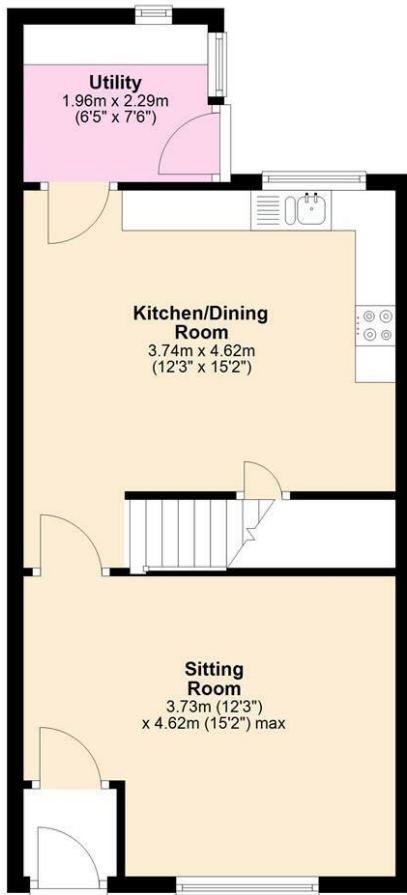
Bathroom 6'1" x 9'9" (1.87 x 2.98)  
UPVC double glazed opaque window to rear, ceiling light, radiator, laminate effect vinyl floor. Modern 3 piece white suite with triton electric shower over bath and part tiled walls. Cupboard housing worcester boiler.

Landing  
Loft hatch, carpet, ceiling light x2, new carpet

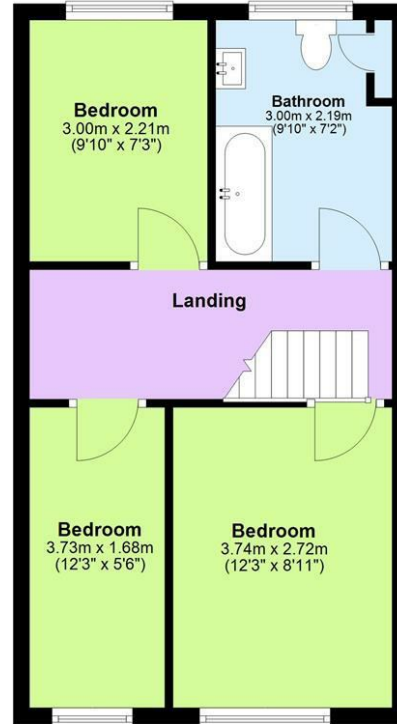
Garden  
Low maintenance paved unit with brick wall to all sides

# Floor Plan

## Ground Floor

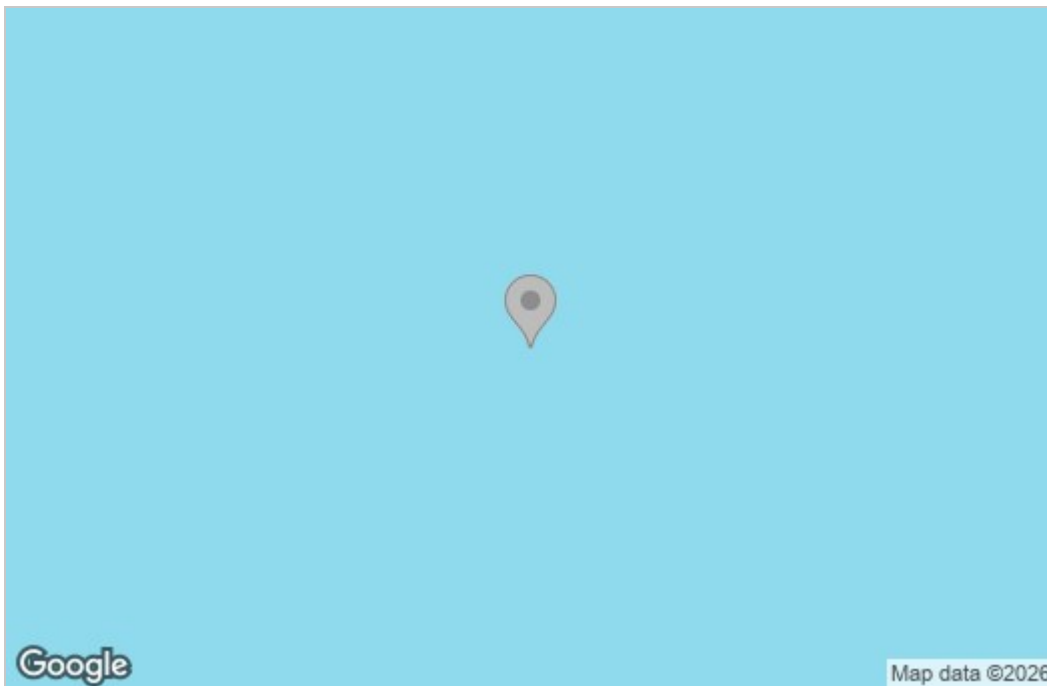


## First Floor

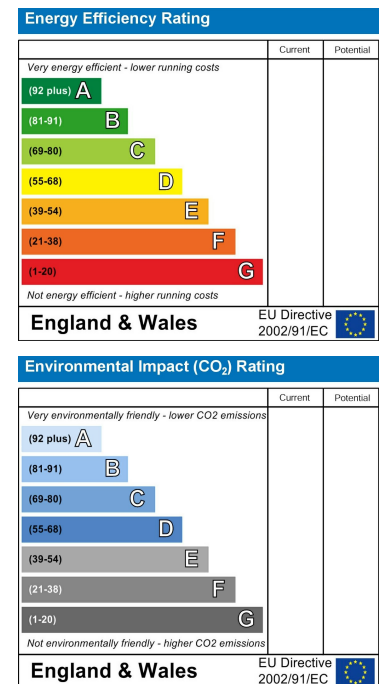


Total area: approx. 82.5 sq. metres (888.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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