Fazakerley Sharpe

Property, rooted in our heritage.
Established 1931

£250,000

1 Park Avenue, Golborne, Warrington, WA3 3ST

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Located on the charming Park Avenue in Golborne, Warrington, this delightful house offers a perfect blend of comfort and functionality. As you step inside, you are greeted by a spacious reception room that seamlessly flows into a dining area, creating an inviting space ideal for both entertaining guests and enjoying family meals. The warmth of a log burner in the lounge area adds a touch of cosiness, making it the perfect spot to unwind during the colder months.

The property boasts a lovely conservatory, which serves as a bright and airy extension of the living space, perfect for enjoying the garden views or simply relaxing with a good book. For added convenience, there is a downstairs WC, ensuring that guests and family members alike can enjoy easy access without the need to venture upstairs.

One of the standout features of this home is the versatile office space, which can also serve as a fifth bedroom, catering to the needs of a growing family or those who work from home. This flexibility allows for a

Front Of House

Rear Garden

Kitchen

Bathroom

Conservatory

Stairs

Lounge area

Utility

Dining Room/reception room

Downstairs W/C

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

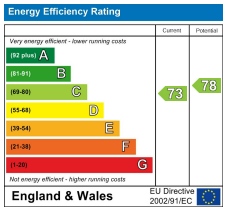
Office/5th bedroom

Outdoor work studio

Outdoor view

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

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