



**Oliver James**  
ESTATE AGENT



**TheNegotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**SILVER**

SCAN ME

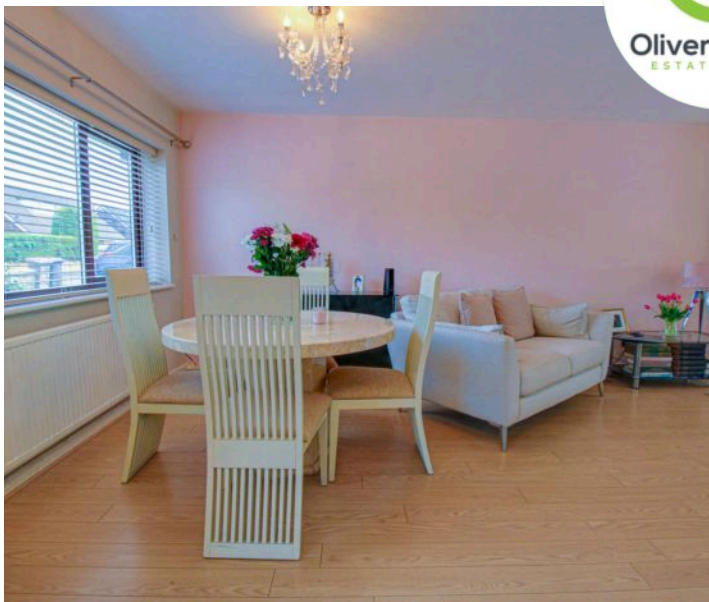


BOOK A VIEWING

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**Millington Avenue, Golborne**  
**£215,000**





## 14 Millingford Avenue

Golborne, Warrington

Stunning 3-bed semi-detached bungalow in serene neighbourhood. Open-plan layout with bi-folding doors to garden patio. Morning room, modern bathrooms, large garden, detached garage. Ideal blend of style, comfort, and elegance.

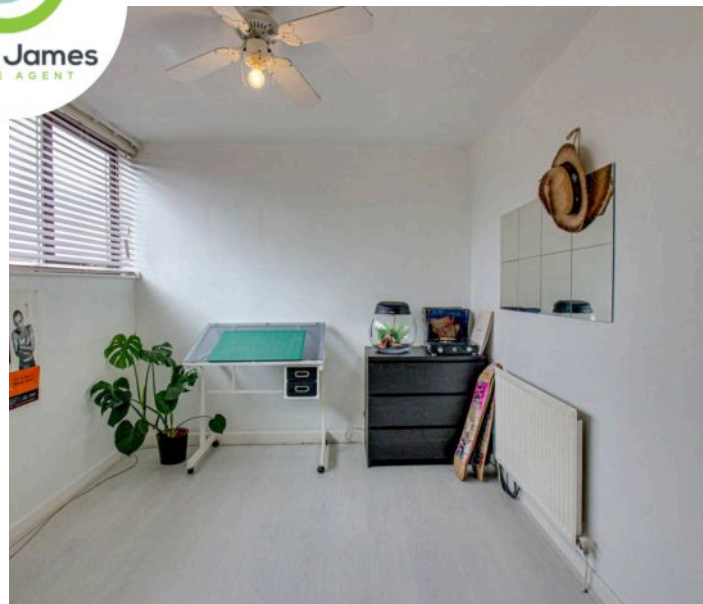
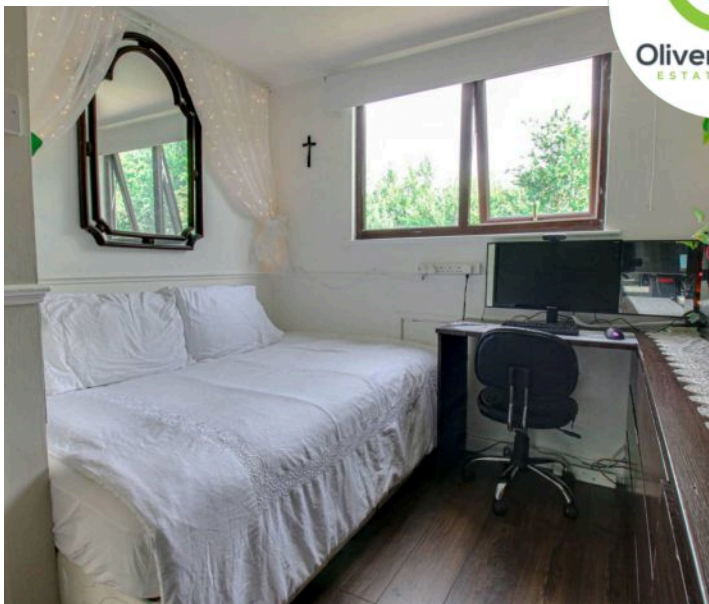
Council Tax band: B

Tenure: Leasehold

- Three Bedroom Dormer, Semi Detached Bungalow
- Beautifully Decorated, designed with an open plan design inviting in space and light throughout the property
- Lounge with Bi-Folding doors which open up onto the garden tiled patio seating area
- Morning Room Extension
- Three Double Bedrooms
- Two Bathrooms, One Downstairs and the other upstairs alongside the bedrooms
- Large Corner Plot, offering garden areas to the rear and side, ideal those who are keen gardeners or sun worshippers
- Detached Garage







### Hall

Front-facing UPVC door and window, laminate flooring with under-stairs cupboard.

### Lounge

12' 6" x 10' 10" (3.80m x 3.30m)

Front-facing UPVC window, laminate flooring, electric fireplace and bi-fold doors.

### Bathroom

5' 3" x 6' 11" (1.60m x 2.10m)

Sink with vanity unit, corner bath, vanity w/c, tiled floor and walls.

### Kitchen

9' 10" x 11' 2" (3.00m x 3.40m)

Extended kitchen with rear-facing French door and UPVC window, base and wall units, wall-mounted boiler.

### Morning Room

4' 3" x 10' 2" (1.30m x 3.10m)

Side facing upvc french doors and front facing upvc door

### Landing

Loft-access.

### Bedroom One

10' 10" x 9' 10" (3.30m x 3.00m)

Rear-facing UPVC window, laminate flooring, fitted range of wardrobes, radiator.

### Bedroom Two

9' 2" x 8' 10" (2.80m x 2.70m)

Rear-facing UPVC window, laminate flooring, radiator and eaves storage.



**Bedroom Three**

8' 6" x 10' 6" (2.60m x 3.20m)

Front-facing UPVC window, laminate flooring, radiator.

**Bathroom**

5' 11" x 4' 3" (1.80m x 1.30m)

Three-piece bathroom suite comprising of w/c, hand-wash basin and cubicle shower with tiled walls.

**Garden**

Spacious corner plot with wood panelled fences, featuring a tiled patio, wooden decking and large lawn area.

**GARAGE**

Single Garage

Detached garage with light, power and water tap. 5.5m x 2.7m

**DRIVEWAY**

2 Parking Spaces







Total Area: 97.3 m<sup>2</sup> ... 1047 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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