



14 Avery Close
Padgate, Warrington WA2 0BF

Price
£198,000

SEMI detached, THREE bedrooms, LEASEHOLD Title, VACANT Possession, GROUND RENT £75.00 per annum, MODERN interior, LARGE rear garden, FABULOUS fitted kitchen, GROUND floor W.C., Council Tax Band B.

Halton Kelly are delighted to offer for purchase this modern three bedroom Semi Detached property which we are advised has a Leasehold Title 999 years with the Ground Rent being £75.00 pa, situated in a popular area, close to local amenities and motorway networks, it also has the added benefit of Vacant Possession.

Briefly comprising: Entrance Hall, ground floor W.C., Lounge with open stair case, Kitchen/Dining area, Landing, two double bedrooms, a third single bedroom and a family bathroom suite. Outside to the front is a side driveway for off road parking (two vehicle spaces). The rear garden is of really good size with a full width patio area and side storage area.

Please contact Halton Kelly for further information and accompanied viewing arrangements.

ENTRANCE HALL

Access to ground floor W.C. and Lounge.

GROUND FLOOR W.C.

Two piece suite.



LOUNGE

15'3 x 15' (4.65m x 4.57m)

Lounge with open stair case, Hive Control, ceiling spot lights, under stairs storage, built in shoe storage and access to Kitchen/Diner.



KITCHEN/DINER

15' x 10' (4.57m x 3.05m)

Fitted wall and base units, single bowl drainer, space for fridge/freezer, ceiling spot lights, plumbing for washing machine, Boiler (serviced yearly), dining space and patio doors to rear garden.



LANDING

With ceiling spot lights and access to boarded loft with light via drop down ladders.



BEDROOM ONE

12' x 8'4 (3.66m x 2.54m)

Double bedroom with ceiling spot lights.



BEDROOM TWO

10'5 8'4 (3.18m 2.54m)

Double bedroom with ceiling spot lights.



BEDROOM THREE

7' x 6'4 (2.13m x 1.93m)

Single bedroom with ceiling spot lights.



BATHROOM

6'2 x 6' (1.88m x 1.83m)

Lovely three piece suite with shower over bath and ceiling spot lights.

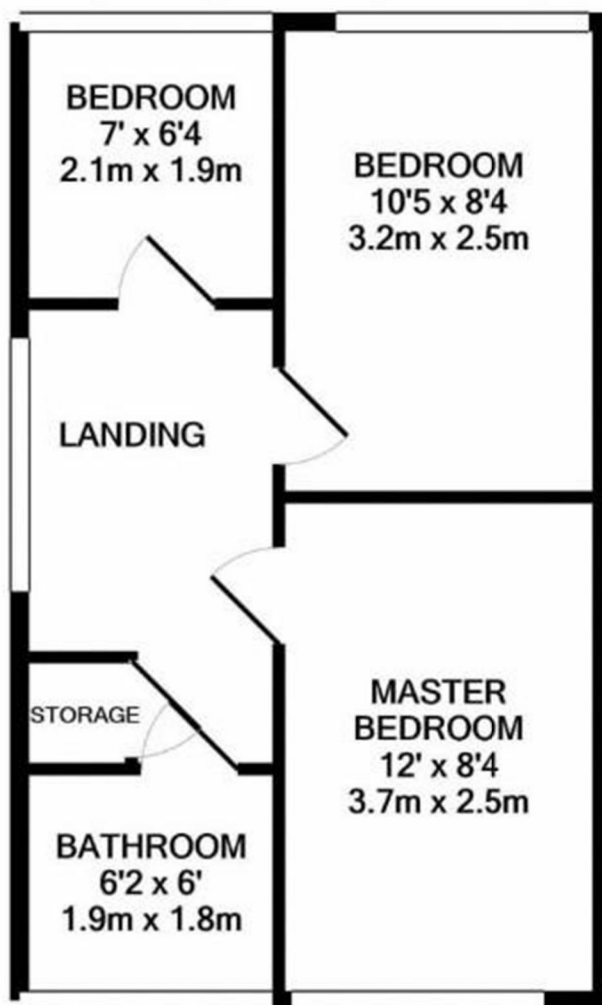
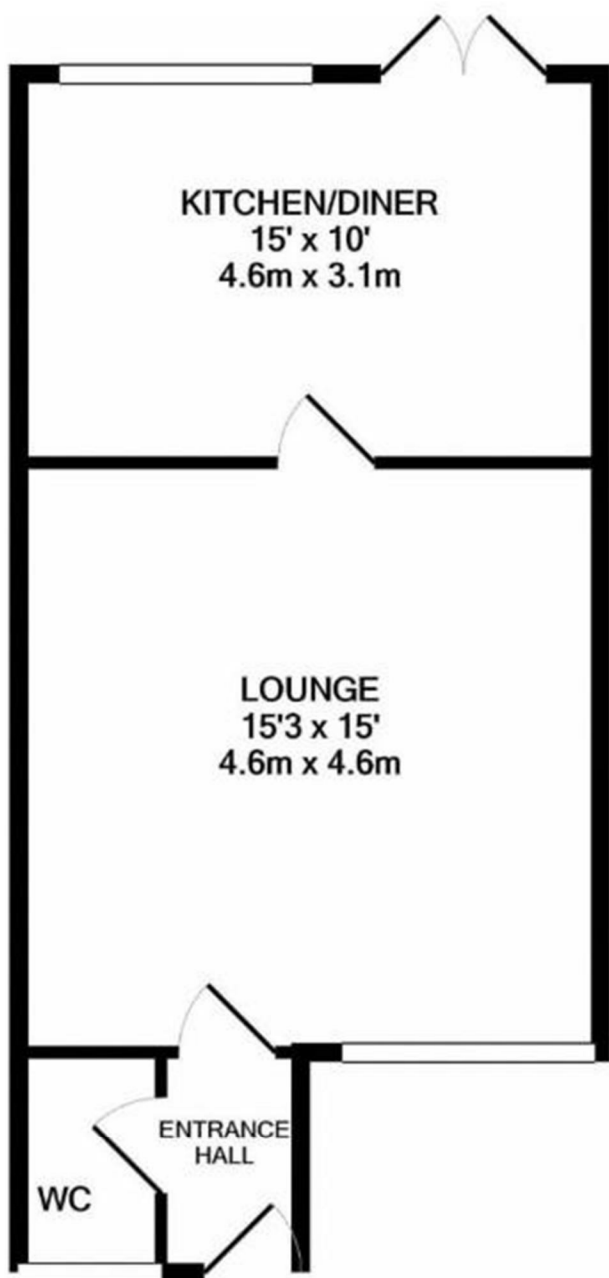


GARDEN

A good sized rear garden, well fenced, mainly to lawn with patio area, outside tap and side storage area with storage timber shed.







1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

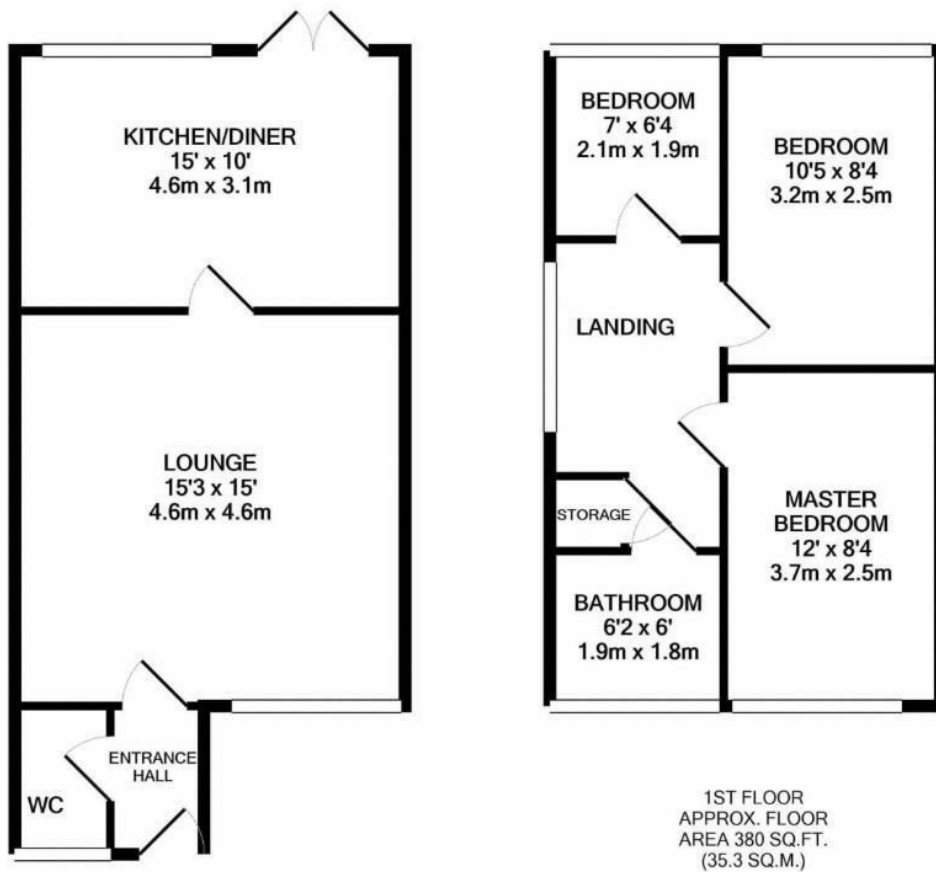
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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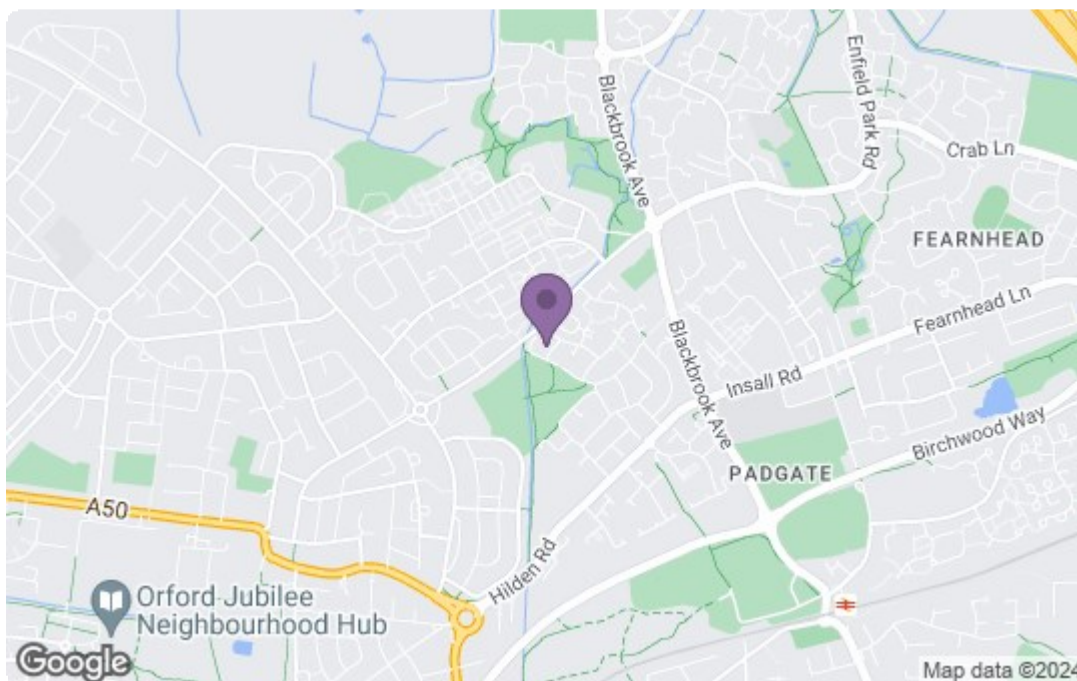


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.