



1 Rochester Close  
Warrington, WA5 1XT

Offers In The Region Of  
£189,950

END TOWNHOUSE, THREE bedrooms, BEAUTIFULLY Presented, SINGLE GARAGE, Ideal First Time Buyer Home, TURN-KEY

Briefly comprising, Entrance Hall, Lounge, Breakfast Kitchen and to the First Floor; Three bedrooms and a family Bathroom. Well presented throughout and located in a popular and convenient position.

The garden is maintenance free with block paving to the front and the added benefit of a single garage to the rear.

We are advised the property is Freehold Title.

Further details and photographs to follow;

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

**ENTRANCE HALL**

Staircase to first floor. Door opening to Sitting Room

**SITTING ROOM**

Light and airy room with feature bay window



**KITCHEN DINING ROOM**

Spacious room with contemporary kitchen with handy under stairs storage and plenty of space for a dining table. Access to the lovely rear garden



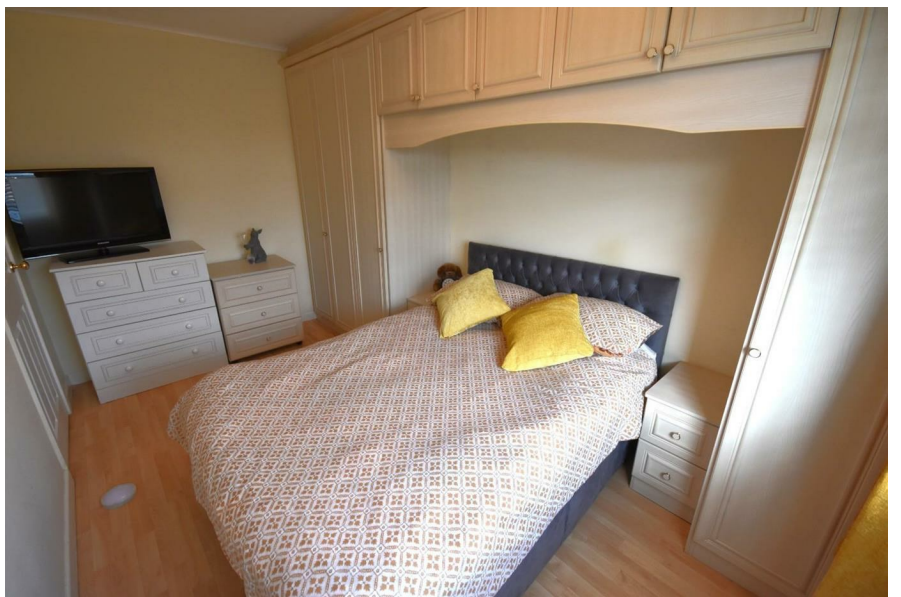


**FIRST FLOOR**



**MASTER BEDROOM**

Fitted wardrobe and side cupboards for useful storage



**BEDROOM TWO**

Double room

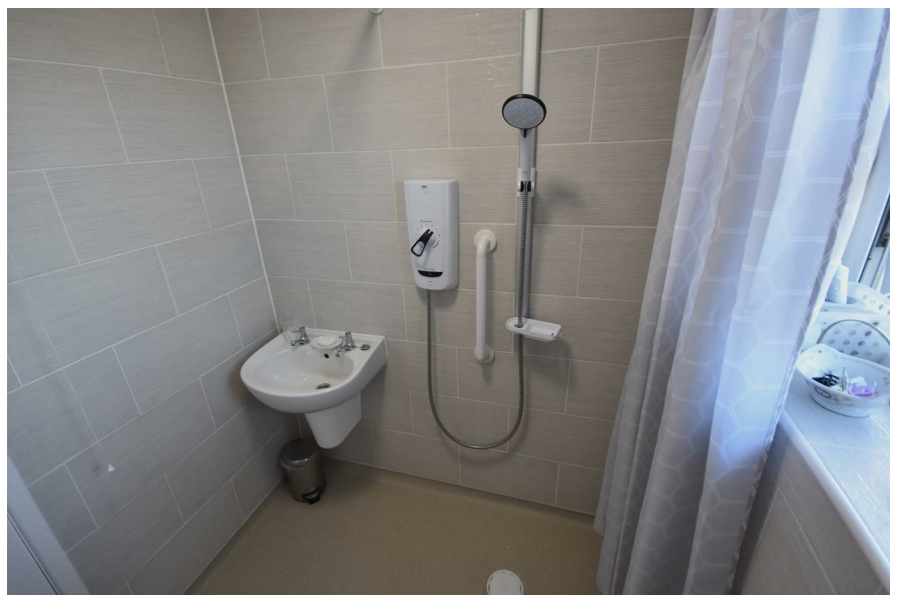


**BEDROOM THREE**

Single bedroom

**SHOWER ROOM**

Recently refurbished as a wet room





**EXTERNALLY**

The front is block paved and to the rear there is an enclosed rear garden with side access.



**GARAGE**

The garage we have been advised is to the rear with an up and over door.

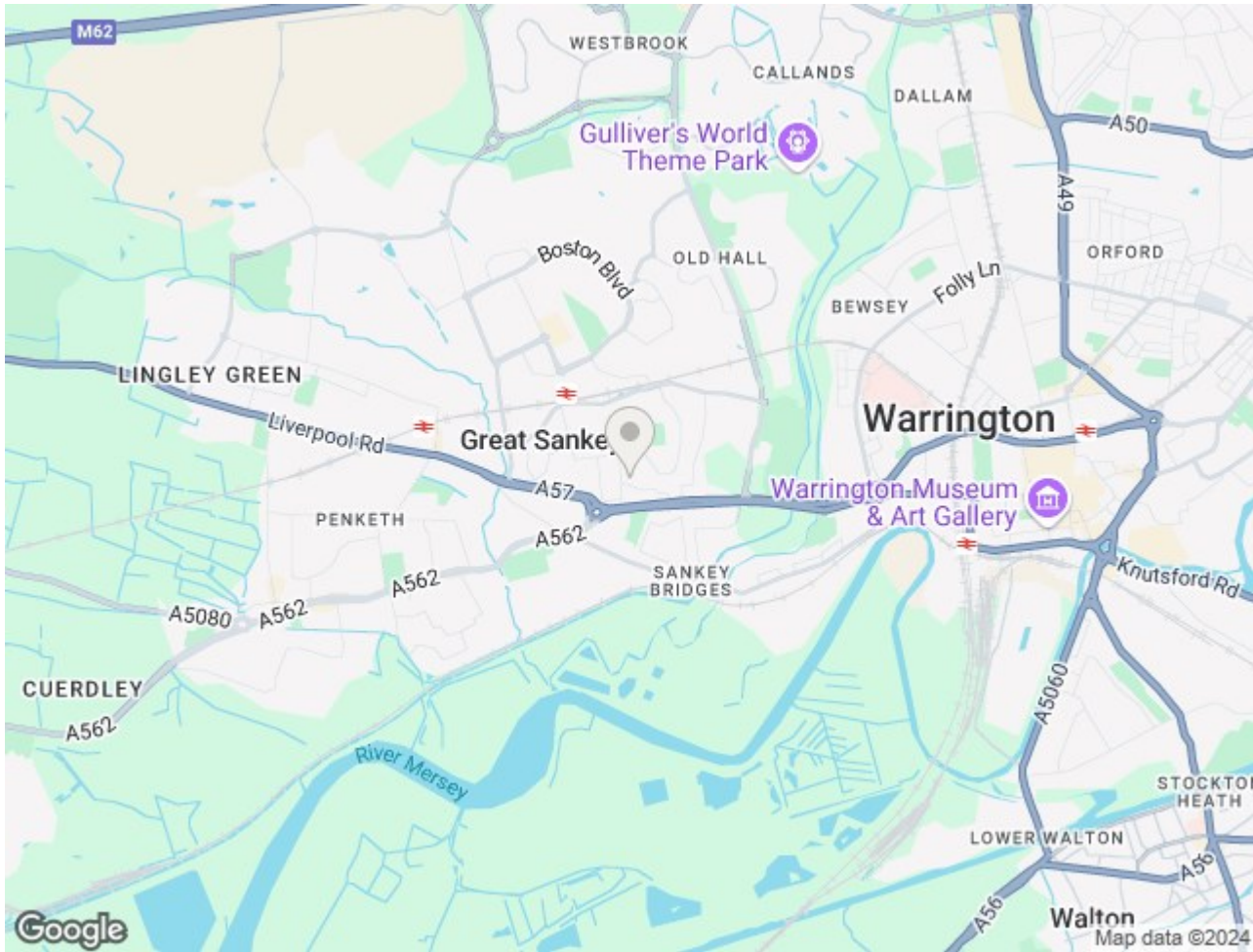


**GARDEN**









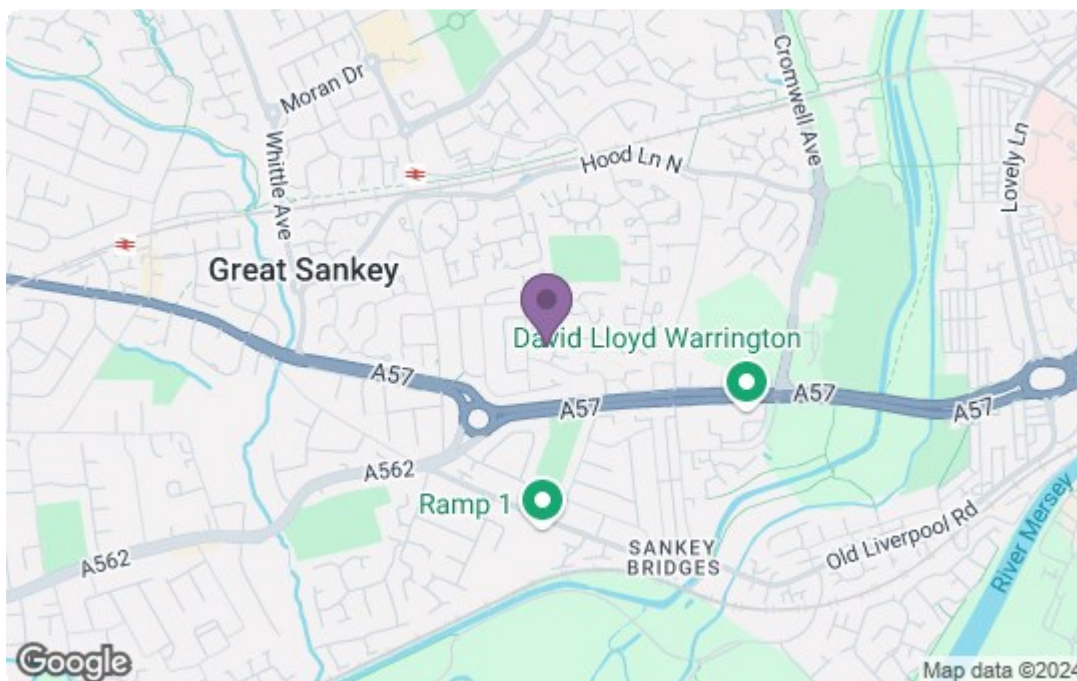


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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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.