



24 Thorn Road
Paddington, Warrington WA1 3HQ

Offers Around
£256,000

Semi Detached BUNGALOW. EXTENDED Accommodation. THREE Bedrooms. EXCELLENT Area. Freehold Title. NEW Combi Boiler. UPVC Double Glazing. DETACHED Single Garage. MAINTENANCE FREE Garden.

Halton Kelly are pleased to offer for purchase this Three Bedroom Semi Detached Bungalow which is only offered for sale due to our clients moving out of the area. Extended across the rear, the layout briefly comprises Entrance Hallway, Family Lounge with a through Dining Area, fitted Kitchen which houses a new Combi boiler (Worcester) that has been recently fitted, three Bedrooms, the smallest of which is currently being used as a Study and Family Bathroom.

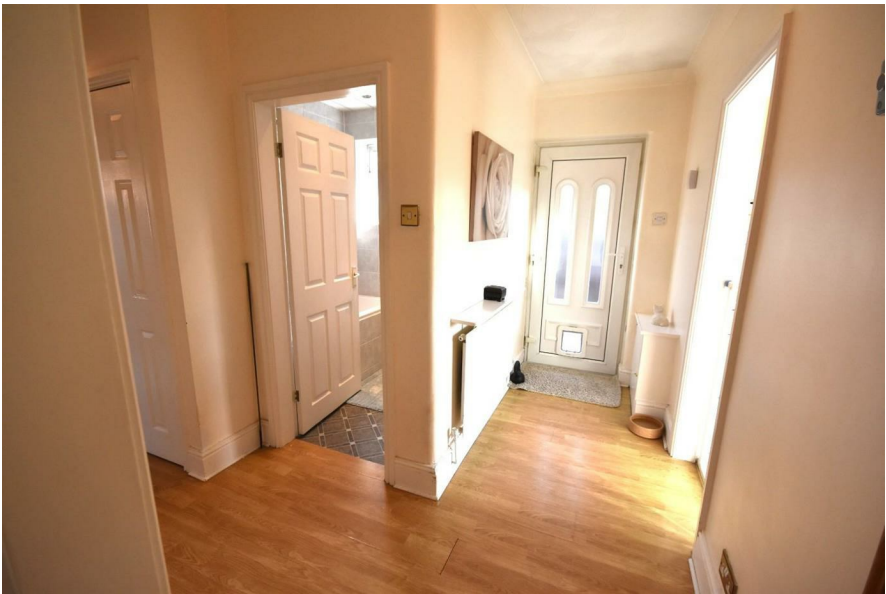
The vendors informed ourselves this is Freehold Title.

Maintenance free rear Garden, Single Detached Garage and ample off road parking.

Please note, we will be undertaking all viewings

ENTRANCE HALLWAY

Access to the property from the side into an 'L' shaped Entrance Hallway with laminate wood flooring, Storage Cupboard and access to part boarded loft with light via drop down ladders.



KITCHEN

9'4" x 9'3" maximum (2.87m x 2.84m maximum)

Dual aspect Kitchen fitted with wall and base units, free standing gas cooker, single bowl drainer, space free larder style fridge freezer (in recess) and Worcester Combi boiler (we are advised is 6 months old)

**LOUNGE THRU DINING AREA**

With recessed 'TV' area and overhead concealed spot lights.



LOUNGE

15'3" x 11'3" maximum (4.65m x 3.45m maximum)

Situated at the front of the property with wall recess, laminate wood flooring and opening into the Dining Area.

**DINING AREA**

9'8 x 7'9 (2.95m x 2.36m)

Laminate wood flooring.



BEDROOM ONE

13'10 x 10' maximum (4.22m x 3.05m maximum)

Double Bedroom with sliding patio doors to the rear Garden.



BEDROOM TWO

12'2 x 6'1 (3.71m x 1.85m)

Double Bedroom to the rear of the property.



BEDROOM THREE

8' x 7'3 (2.44m x 2.21m)

Single Bedroom to the side of the property.



BATHROOM

White three piece suite with shower over bath and vanity wash basin.

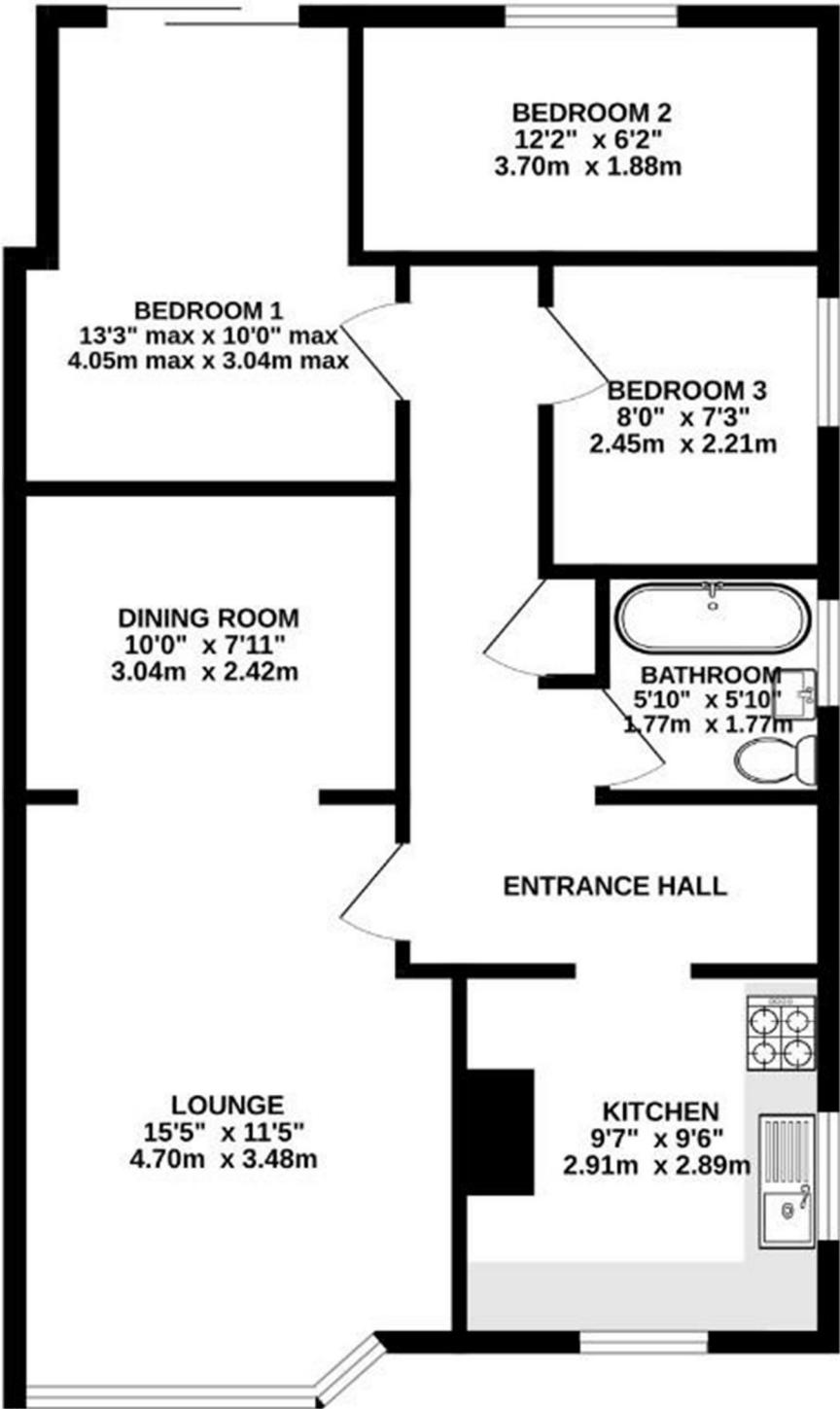


GARDEN

Maintenance free Garden with Pet Friendly artificial grass and side gate to the driveway and single Detached Garage. The Garage has lighting and power. To the side of the property, there is an outside tape beyond the side gates and a further one in front of the gates. The front of the property is tarmac and can accommodate several cars.

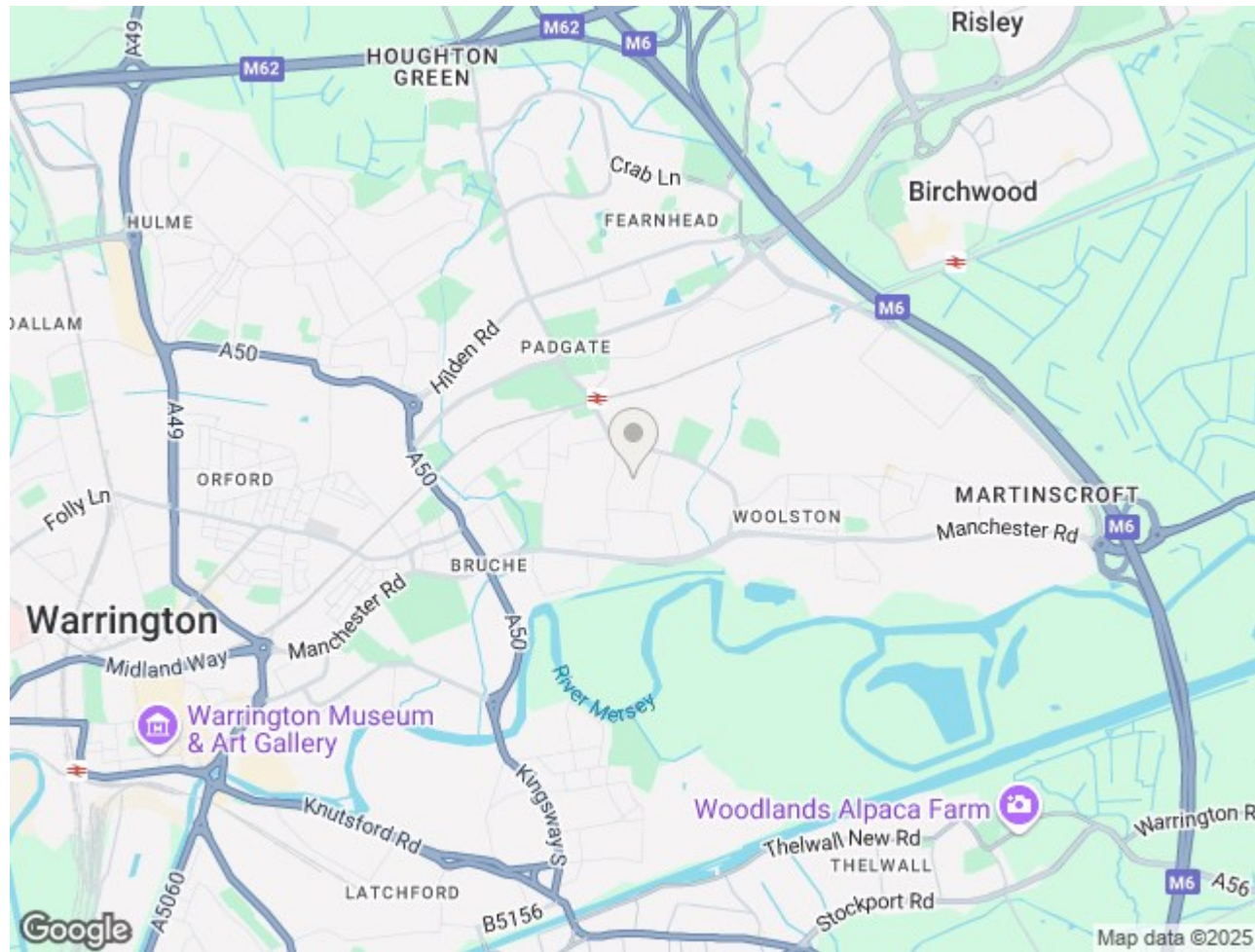


713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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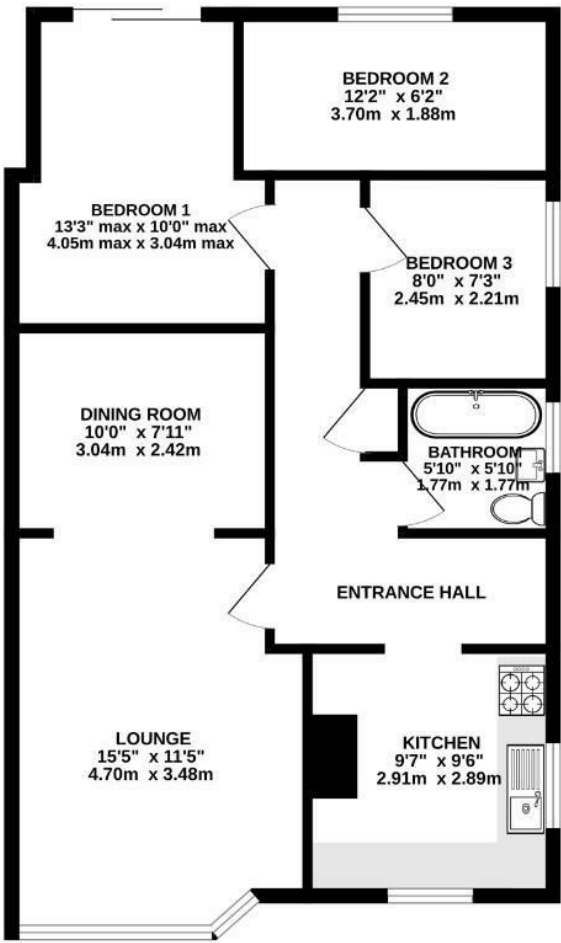
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

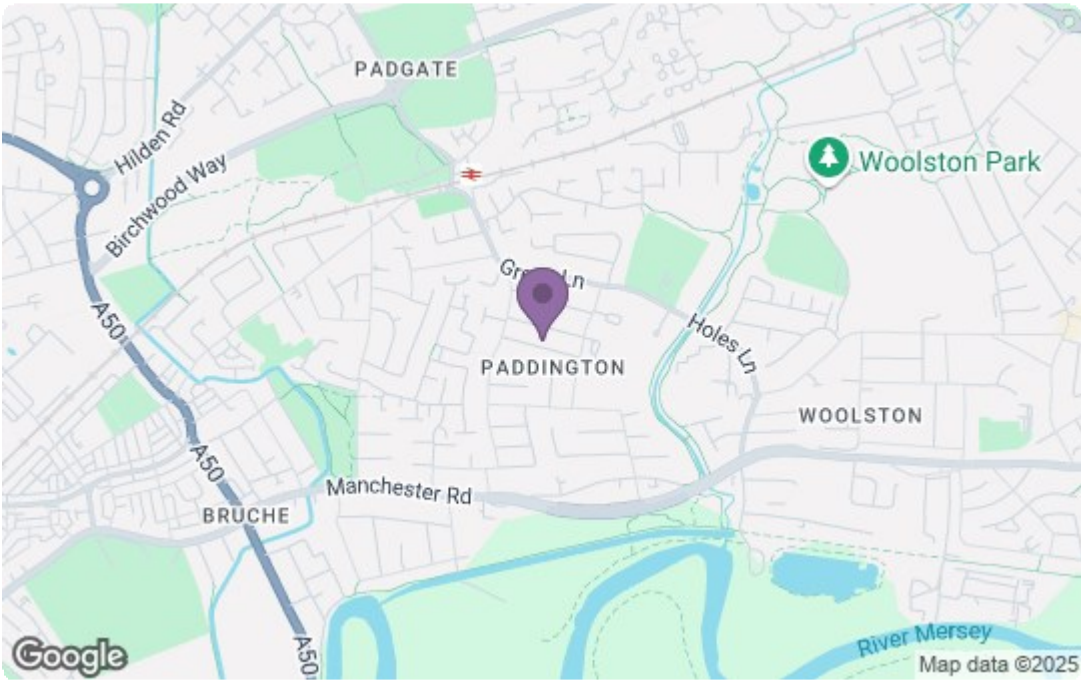
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
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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 firms 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.