



**Aashiyana Burtonwood Road
Warrington, WA5 3AN**

**Offers In The Region Of
£985,000**

STUNNING EXTENDED CONTEMPORARY RESIDENCE. BESPOKE QUALITY INTERIOR, EXTENSIVE OPEN PLAN LIVING/DINING AREA. SOUGHT AFTER GATED DEVELOPMENT. BEAUTIFUL LANDSCAPED GARDEN, MASTER BEDROOM WITH EN-SUITE & DRESSING AREA, THREE FURTHER DOUBLE BEDROOMS, TWO BATHROOMS, GARAGE CONVERSION, LARGE DRIVEWAY.

'Aashiyana' is Stunning Family Home has been refurbished to the highest standard boasting a lovely position set back from Burtonwood Road in an exclusive gated development. The current owners have upgraded and extended this home to a phenomenal standard boasting underfloor heating, 'Porcelanosa' tiling, handmade contemporary kitchen, amazing landscaped garden and exquisite lighting throughout. The accommodation comprises Entrance Reception Hallway, Spacious Lounge, Play Room/Gym, Cooking Kitchen, Open Plan Living/Dining Area, Utility, Downstairs WC, Utility and Study. To the First Floor is Unique 'Galleried' Landing, a Main Bedroom with En-Suite & Dressing Area, Second Bedroom & Third Bedroom with 'Jack & Jill' Bathroom and Fourth Bedroom with En-Suite. Externally you approach through double gates onto a tarmac driveway with raised planters, access to the garage two gates to the rear. The rear garden has been professionally landscaped with beautiful patio area, covered gazebo, raised entertaining area, external lighting and lawned section. The garage has been converted making a super office or gymnasium.

ENTRANCE RECEPTION HALLWAY

Handmade Designer UPVC double glazed door with adjacent UPVC double glazed panels, LED strip lighting, Porcelanosa tiled floor and underfloor heating.



LOUNGE

UPVC double glazed window to the front elevation, Feature fireplace, central heating radiator and spot lighting.



PLAY ROOM/GYM

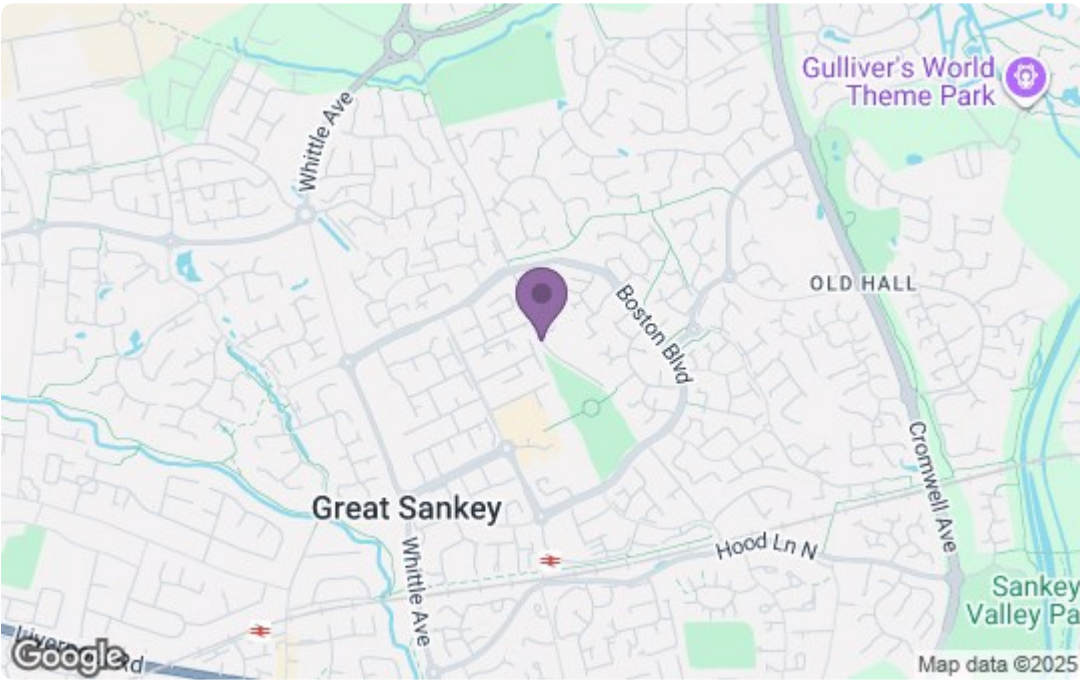
UPVC double glazed window to the front elevation, central heating radiator and spot lighting.



COOKING KITCHEN

Contemporary fitted wall and base units, stainless steel range cooker with extractor over, Quartz work surfaces with matching splashback, sink and mixer tap, under-counter lighting, spot lighting, Porcelanosa tiled floor and UPVC double glazed window to the side elevation.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

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.