



165 Houston Gardens
Chapelford, Warrington WA5 8DN

Offers Around
£176,500

DETACHED COACH HOUSE, TWO BEDROOMS, EN-SUITE SHOWER ROOM, OPEN PLAN LIVING SPACE, FAMILY BATHROOM, FURTHER SEPARATE GARAGE, REAR GARDENS, STORAGE SHEDS, NO UPWARD CHAIN, EXCELLENT ACCOMMODATION.

A Lovely Unique Coach House tucked away on the Popular Chapelford Development. This property would make a Great First Home, Buy to Let or Downsize. The accommodation comprises Entrance Hallway, Landing, Open Plan Lounge/Kitchen, Main Bedroom with En-Suite Shower Room, Bedroom Two and Family Bathroom. Externally there is Garage, Driveway Parking and a Garden with lawned area along with Two Storage Sheds.

ENTRANCE HALLWAY

OPEN PLAN LIVING/KITCHEN



LANDING



MAIN BEDROOM



EN-SUITE SHOWER ROOM



BEDROOM TWO



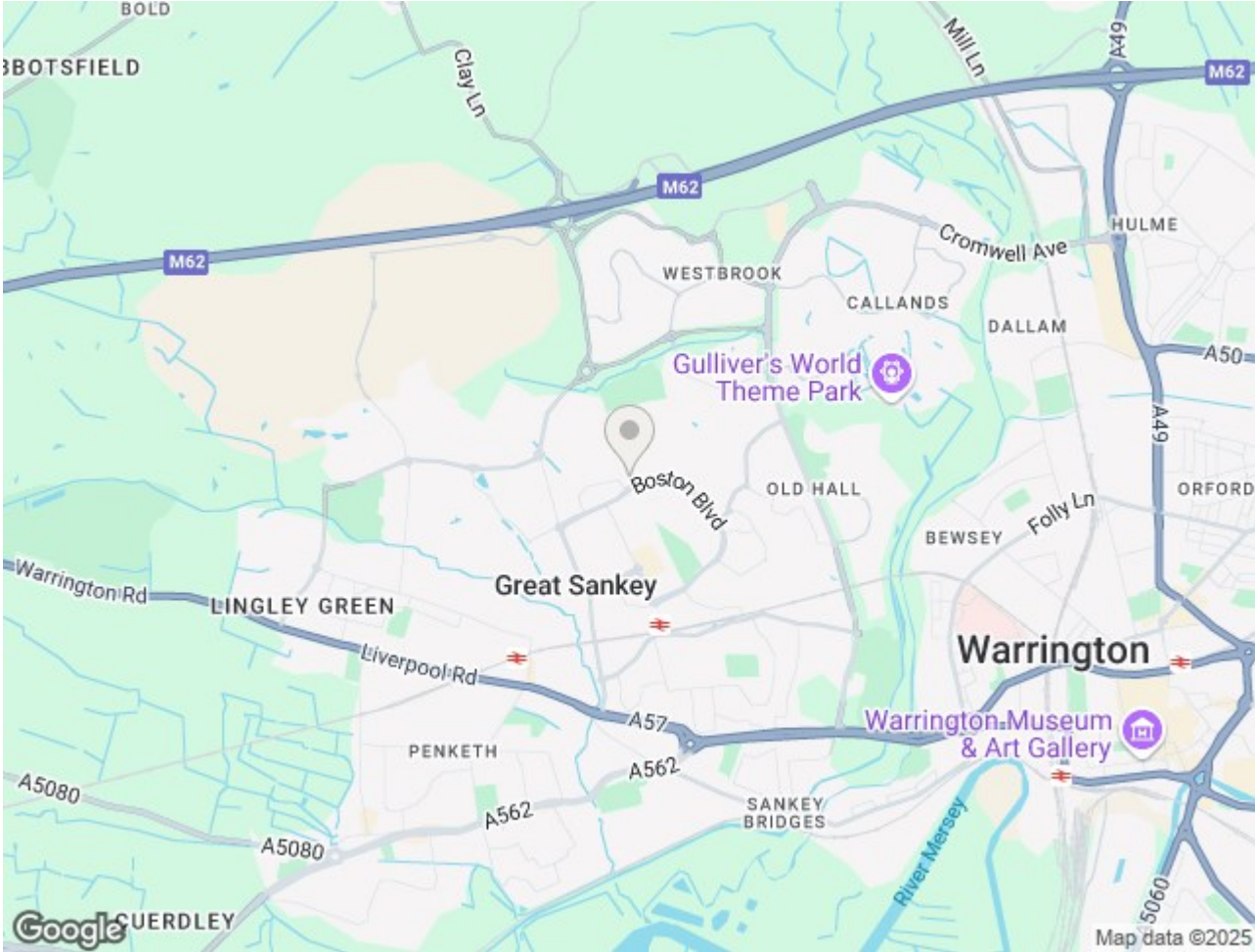
BATHROOM



GARDEN

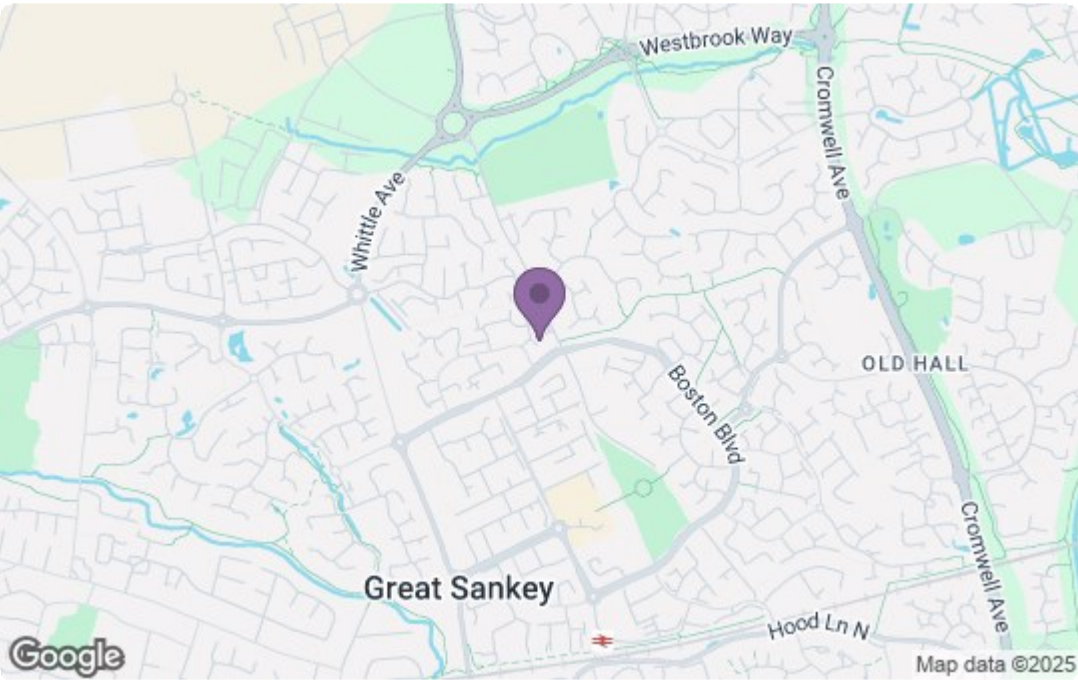


OUTSIDE



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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(81-91) B		
(69-80) C		
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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.