



48 Arlington Drive
Penketh, Warrington WA5 2QG

Offers Around
£329,950

SEMI DETACHED HOUSE, VERY LARGE GARDEN, EXTENDED ACCOMMODATION, DETACHED SINGLE GARAGE, THREE BEDROOMS, HEAD OF CUL-DE-SAC, EXCELLENT ADDRESS, UPVC DOUBLE GLAZING, FABULOUS FITTED KITCHEN, DON'T MISS THIS!

This Semi Detached is on a Fantastic Plot, something you don't expect or see in this area which makes it a 'must see'! The current owners have recently replaced the kitchen which adds to the appeal combined with the amazing outdoor space. The accommodation comprises Spacious Lounge opening to the Family/Dining Room and into the Recently Fitted Kitchen with Integrated Appliances. To the First Floor there are Three Bedrooms and a Bathroom. Externally there is a driveway to the front with adjacent lawned area whilst to the side and rear there is an exception area boasting Garaging, Extensive Patio Sections and Large Expanse of Grass.

Please note, we have been informed by the Vendors of the following:- New Carpets, Underlay and Flooring throughout, Re-plastered and recently painted/decorated throughout, New Doors and Skirting Boards throughout together with Venetian Blinds. The Boiler is 2 years old with updated pipework. All new Radiators, Kitchen has top of the range appliances, Calacatta Gold Quartz Worktops, Kitchen/Extension has been rewired with an updated Consumer Unit, spot lights throughout, South facing rear garden which is not directly overlooked and with space for a two storey extension if desired.

Please call the Office for further information and viewing arrangements.

LOUNGE

22'1 x 18' (6.73m x 5.49m)

A wonderful, spacious open plan Lounge with feature fireplace.



HOME OFFICE

10' x 7'2 (3.05m x 2.18m)



DINING ROOM

7'77 x 7'2 (2.13m x 2.18m)

Access from Lounge through to the Dining Area which is open plan to the Kitchen.



KITCHEN

10' x 7'2 (3.05m x 2.18m)
Wonderful, modern fully fitted Kitchen with fitted units and appliances. Side external door to Garden.



LANDING



MAIN BEDROOM
11'11 x 9'7 (3.63m x 2.92m)
Double Bedroom.



BEDROOM TWO
10'4 x 9'7 (3.15m x 2.92m)
Double Bedroom.



BEDROOM THREE
8'11 x 8'4 (2.72m x 2.54m)
Good sized single Bedroom.



BATHROOM

Four piece suite with separate shower cubicle.



GARDEN

An exceptional plot with timber decking and raised borders.



GARAGE

Separate Garage and further out building.

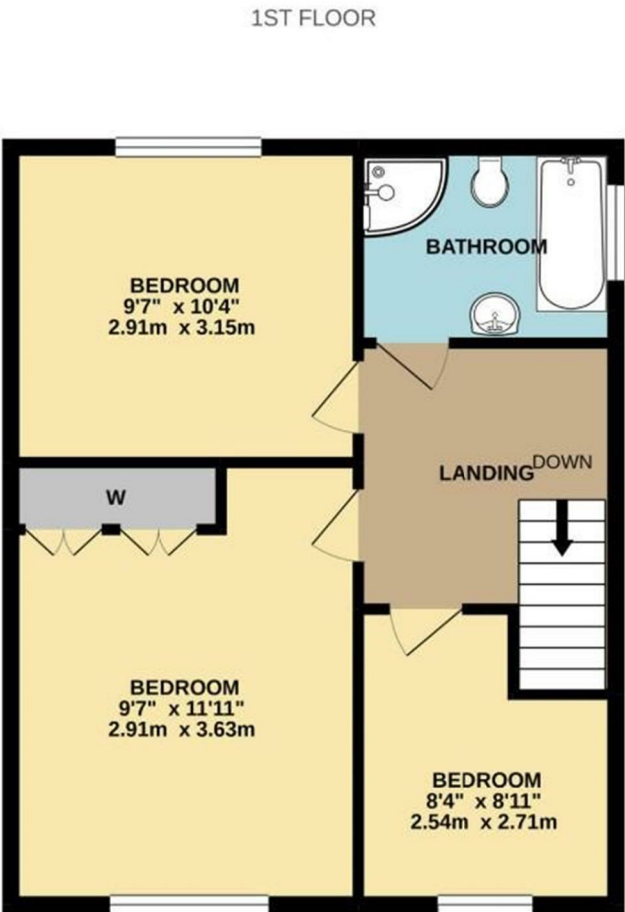
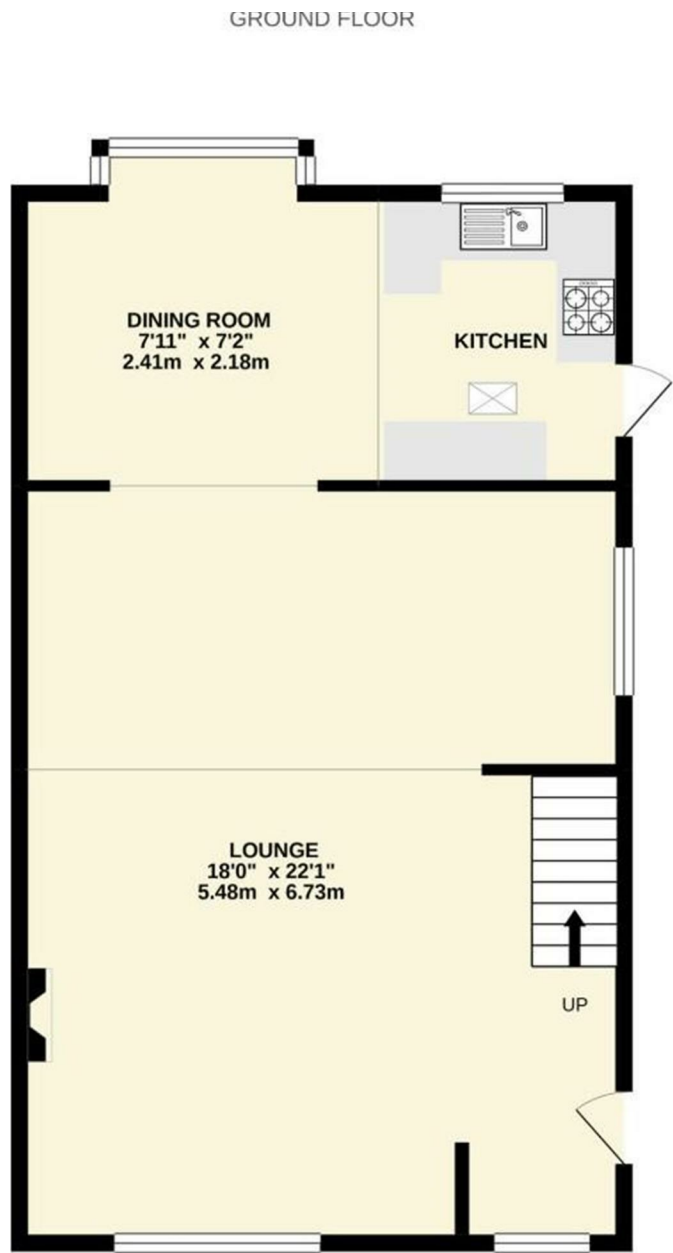


PATIO

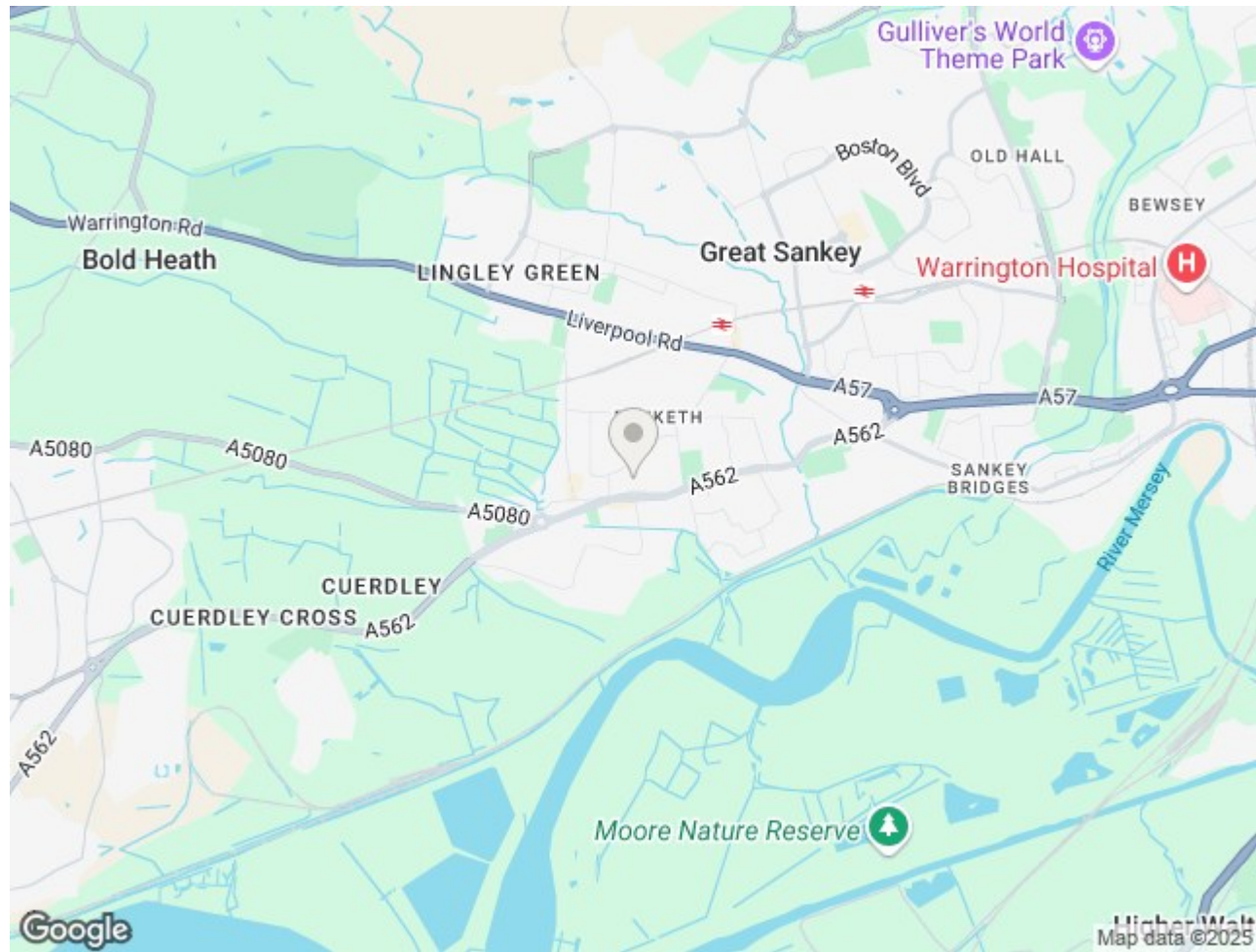


OUTSIDE





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		
(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

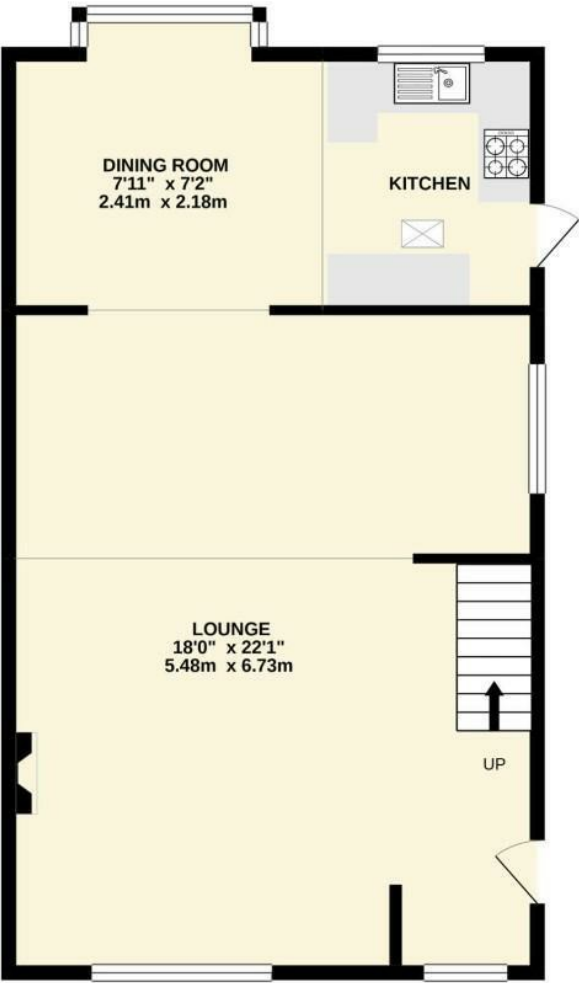
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

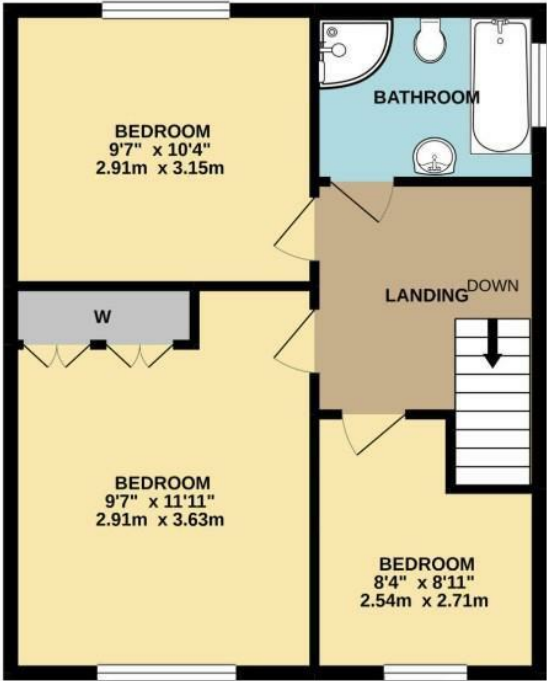
England & Wales

EU Directive 2002/91/EC

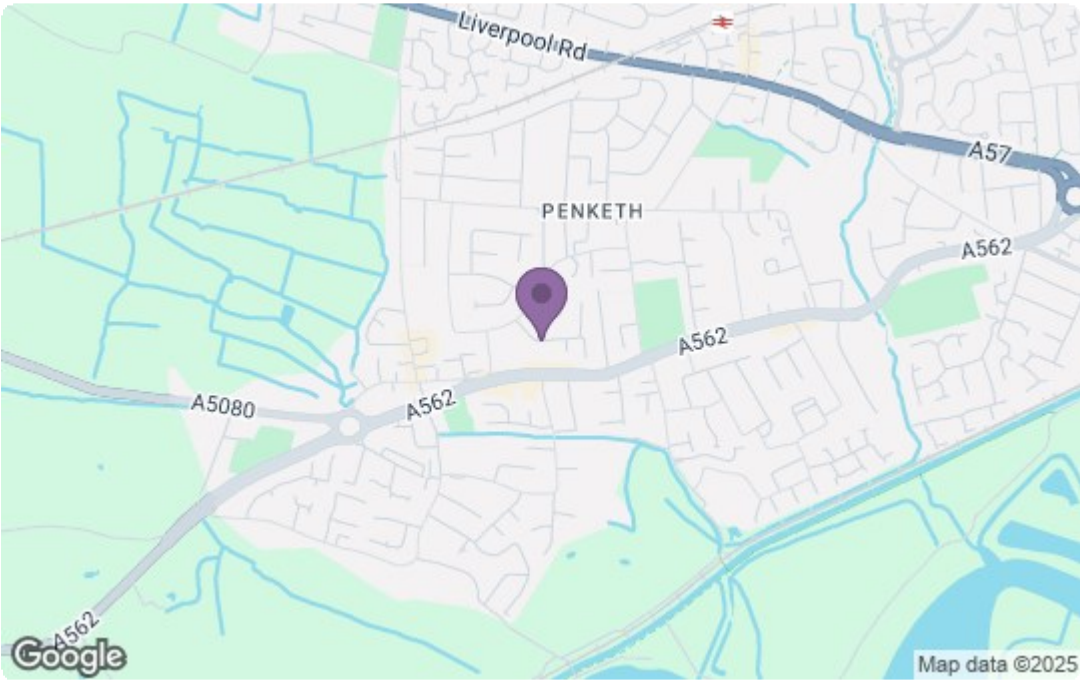
GROUND FLOOR



1ST FLOOR



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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.