



80 Rowland Close  
Cinammon Brow, WA2 0DQ

Offers In Excess Of  
£218,000

SEMI DETACHED House. THREE Bedrooms. UPVC Double Glazed. VERY WELL Maintained. NOT OVERLOOKED at the rear. Vacant Possession CONSIDERED. FABULOUS Fitted Kitchen. Communal Parking. Terraced Rear Garden. LOVELY HOME Throughout.

Halton Kelly are pleased to offer for purchase this very well presented Three Bedroom Semi Detached House which is only offered for sale due to our client moving out of the area. We are informed it is Freehold Title and many fixtures and fittings are likely to remain. The accommodation is briefly laid out as follows, Entrance Hall giving access to the Lounge through Dining Area, Kitchen with a comprehensive range of fitted wall, base units, breakfast bar and access to the stair well, Landing, Three Bedrooms and three piece Bathroom Suite with shower over corner Bath.

Outside to the front is communal parking and the sunny rear Garden is maintenance free.

Please call the Office for further details and viewing arrangements.

**ENTRANCE HALL**

7'8 x 5'7 (2.34m x 1.70m)

Hallway giving access to the Lounge through Dining Room.



**LOUNGE**

22'8 x 10'6 (6.91m x 3.20m)

Laminate wood flooring and double UPVC doors opening into the rear Garden.



**DINING AREA**

Dining Area through to Lounge.





**KITCHEN**

22'8 x 11'9 (6.91m x 3.58m)

An excellent fabulous fitted Kitchen with wall and base units, great work top surface with Breakfast Bar and plenty of storage cupboards, free standing cooker with 4 ring gas hob, under counter space for dish washer and washing machine, access to stair well with under stair cupboard and external door to the rear Garden.



**LANDING**

With Storage Cupboard.



**BEDROOM ONE**  
14'10 x 8'8 (4.52m x 2.64m)  
Dual aspect Double Bedroom with Dressing Area and velux style window.





**BEDROOM TWO**

10'7 x 8'6 (3.23m x 2.59m)

Double Bedroom with velux style window.



**BEDROOM THREE**

10' x 6'2 (3.05m x 1.88m)

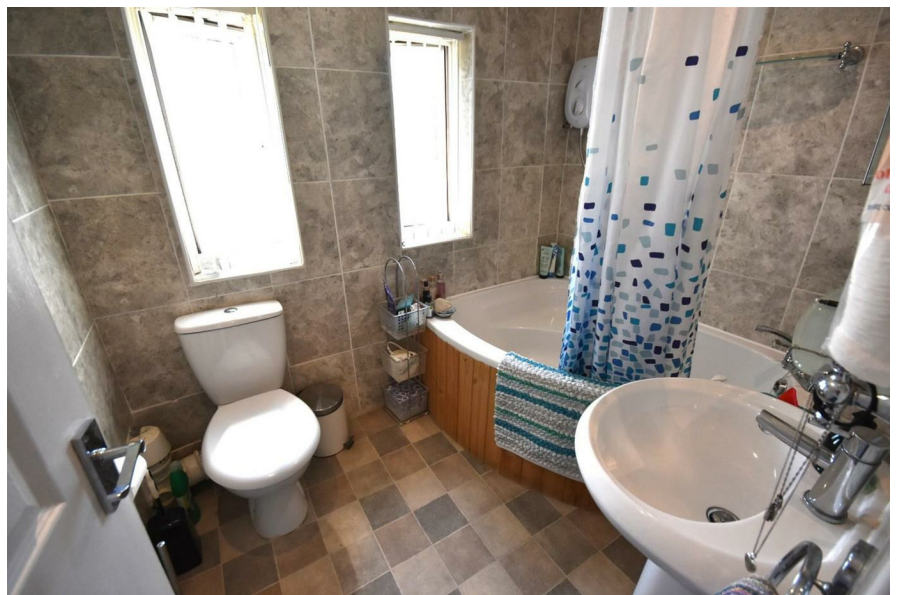
Good sized Single Bedroom.



**BATHROOM**

7'5 x 5'7 (2.26m x 1.70m)

Three piece Bathroom Suite with shower over corner bath and twin windows.



**GARDEN**

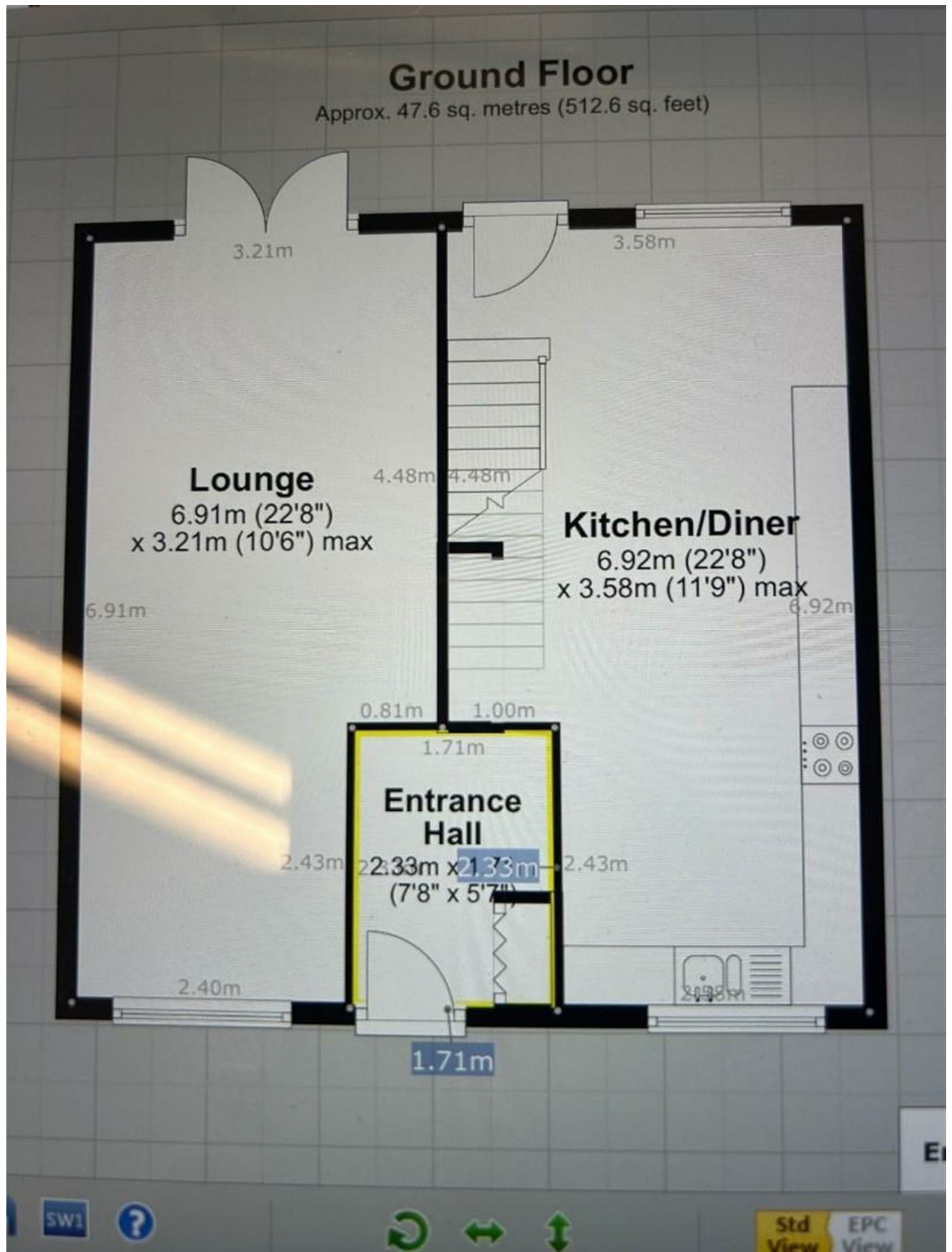
A sunny, maintenance free rear Garden with full terracing.

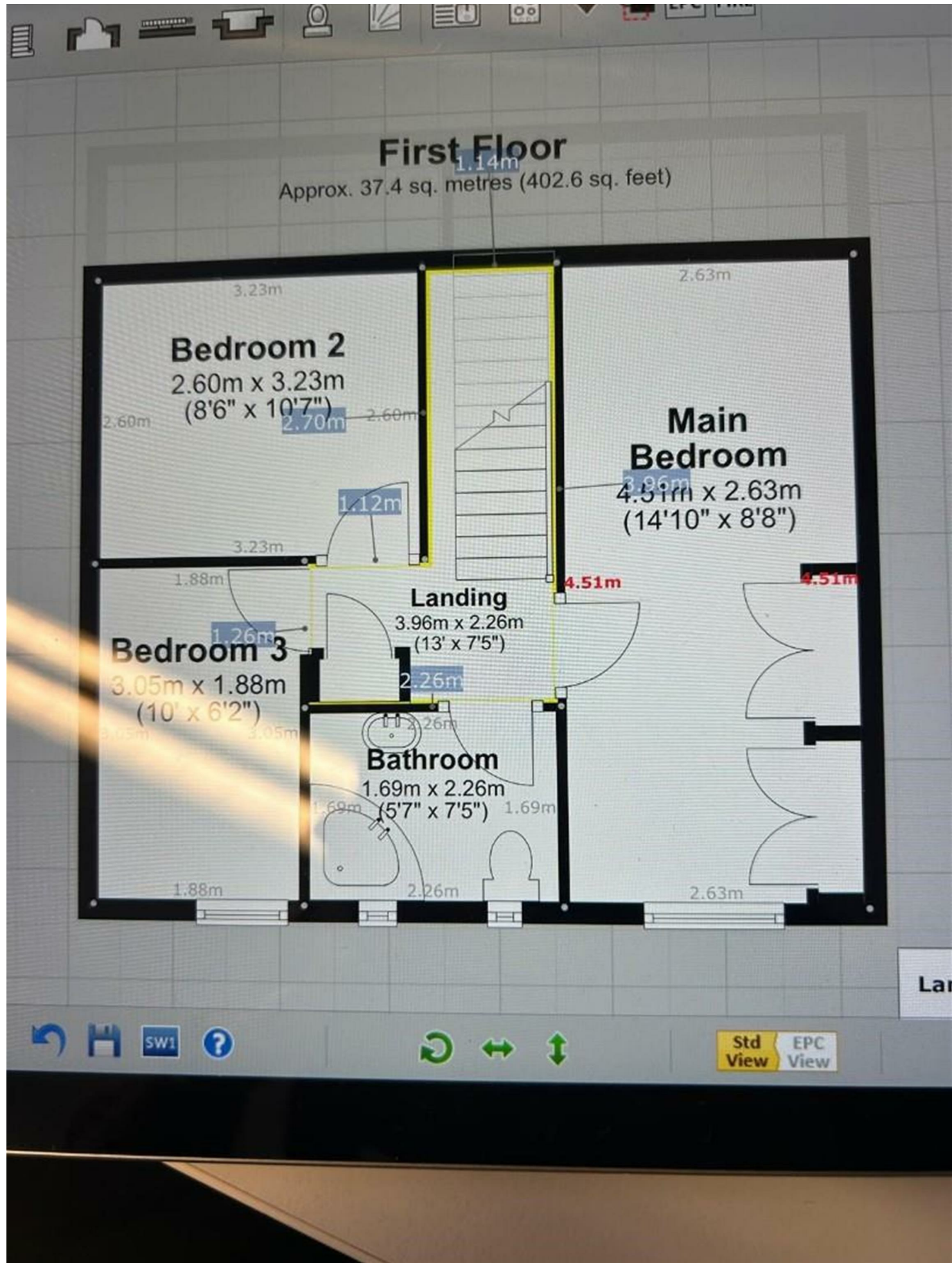


**VIEW FROM PROPERTY**

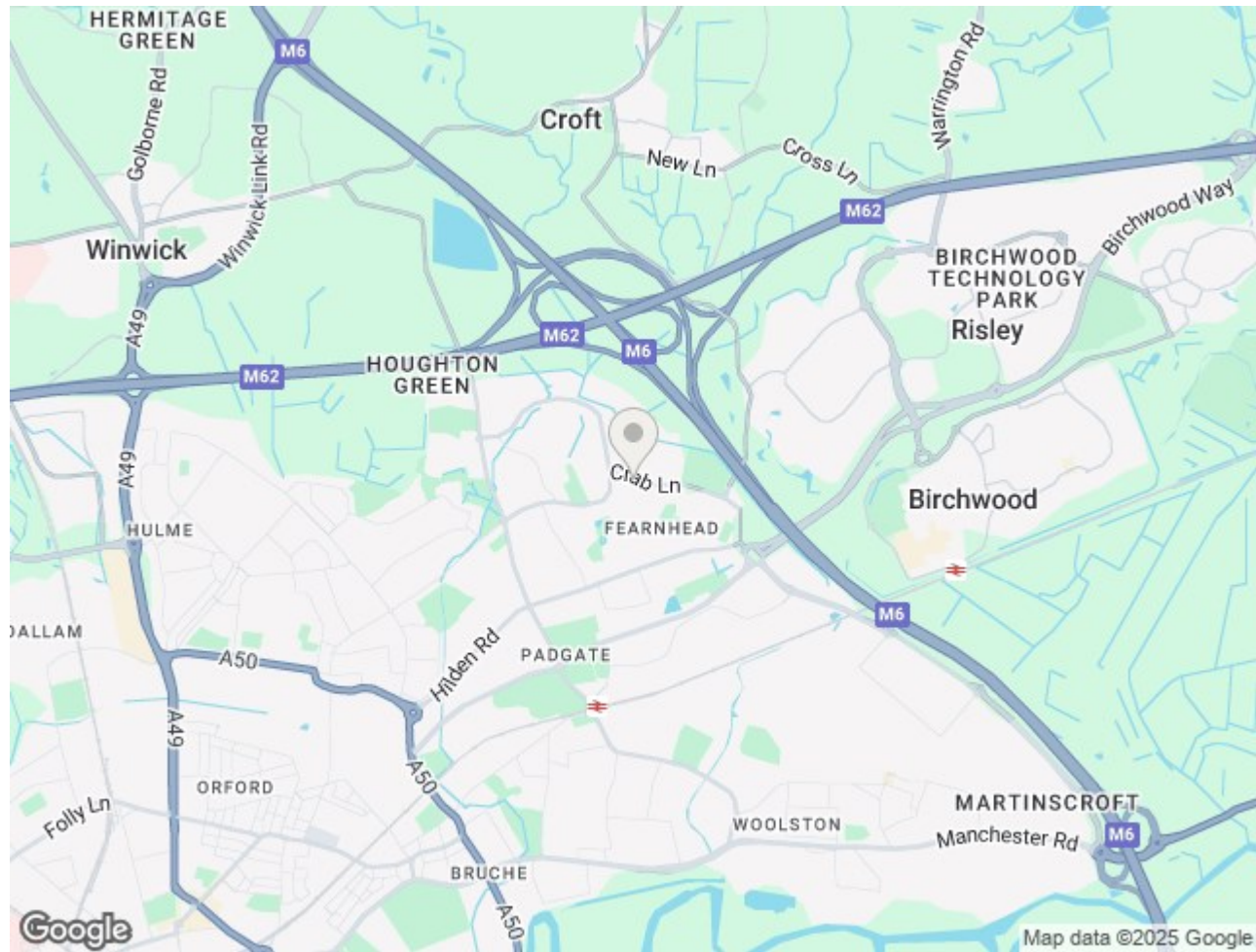










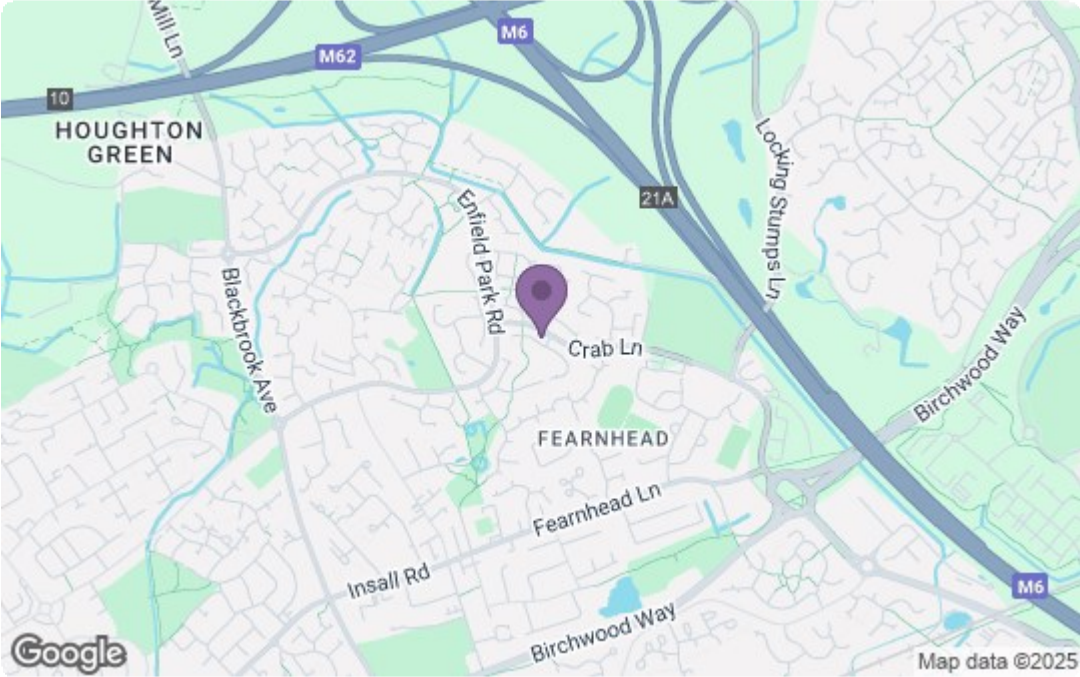


Energy Efficiency Rating

	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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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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.