



- Semi Detached Property
- Two Double Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Off Road Parking
- Garden
- No Onward Chain
- Sold As A 40% Share

11 Cabbala Gardens
Warrington, WA3 2UG

£86,000

A well presented two double bedroom semi detached property, located on this popular development. Being sold as a 40% share, the accommodation comprises of an entrance hall, lounge, dining kitchen and a downstairs WC. To the first floor there are two double bedrooms and a bathroom. Externally there is a driveway to the front, with side access leading to the rear garden. No onward chain. Rent, management charge and insurance £299.49 PCM.

Ground Floor

Entrance Hall 4' 8" x 4' 5" (1.42m x 1.35m)

Radiator, laminate flooring, stairs to first floor.

Lounge 14' 2" x 11' 0" (4.31m x 3.35m)

Laminate flooring, radiator, storage cupboard, window to front.

Dining Kitchen 11' 1" x 10' 6" (3.38m x 3.20m)

Range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for washing machine, dishwasher and fridge freezer, wood effect flooring, radiator, spot lighting, window to rear, door with access to garden.

Downstairs WC 5' 7" x 3' 4" (1.70m x 1.02m)

Low level WC, wash basin, radiator, wood effect flooring, window to rear.



First Floor

Landing

Radiator, access to loft area which is boarded.

Bedroom One 14' 3" x 10' 2" (4.34m x 3.10m)

Radiator, window to front.

Bedroom Two 15' 3" x 7' 3" (4.64m x 2.21m)

Radiator, window to rear.

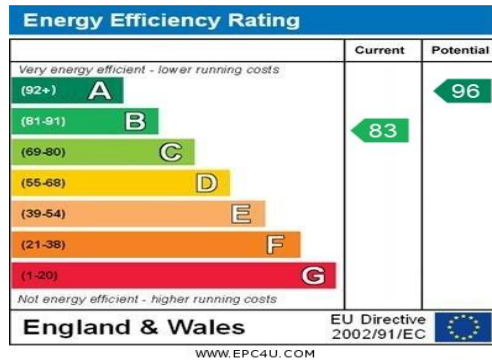
Bathroom 7' 2" x 6' 8" (2.18m x 2.03m)

Low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls, spot lighting, window to rear.

External

Externally there is a driveaway to the front, with side access leading to the rear garden.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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