



 Adams

Weybridge Close, Appleton, WA4 5LZ

£465,000

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A four bedroom detached family home occupying a prime, head of cul-de-sac position in Weybridge Close, Appleton.

Priced to allow for modernisation, the accommodation offers excellent scope for any purchaser to implement their own scheme of improvements. In brief details the property includes; entrance hall, cloaks / WC, lounge, dining room, kitchen, utility, first floor landing, four bedrooms, ensuite and family bathroom. Outside there is a driveway parking for two cars, a double garage and a good size rear garden with southerly aspect.

No Chain Delay With This Sale.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

Agents Notes

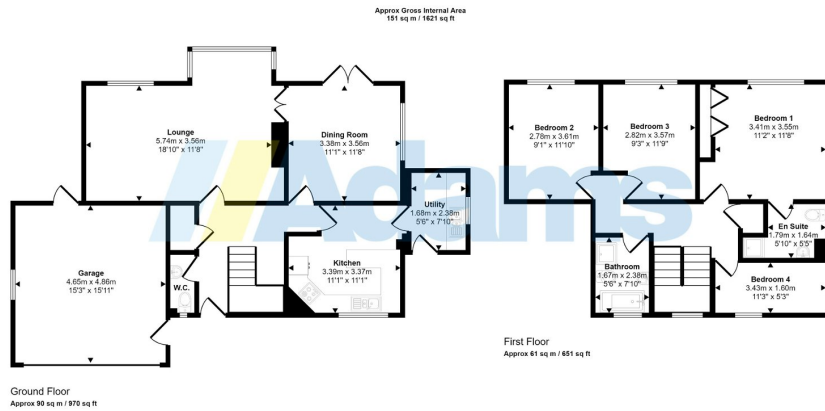
Tenure: Freehold

Council Tax Band: F

Local Authority: Warrington Borough Council

EPC rating: TBC





The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Home Energy 200.

- Detached Family Home
- Head Of Cul-De-Sac Position
- Modernisation Required
- Four Bedrooms + Ensuite
- Two Reception Rooms
- Utility & Cloaks / WC
- Gas Central Heating & UPVC D.G.
- Double Garage & Driveway Parking
- South Facing Rear Garden
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	