



**mather**  
**estates**  
independent agents

2 Warren Close AL10 0AL  
Chain Free £425,000

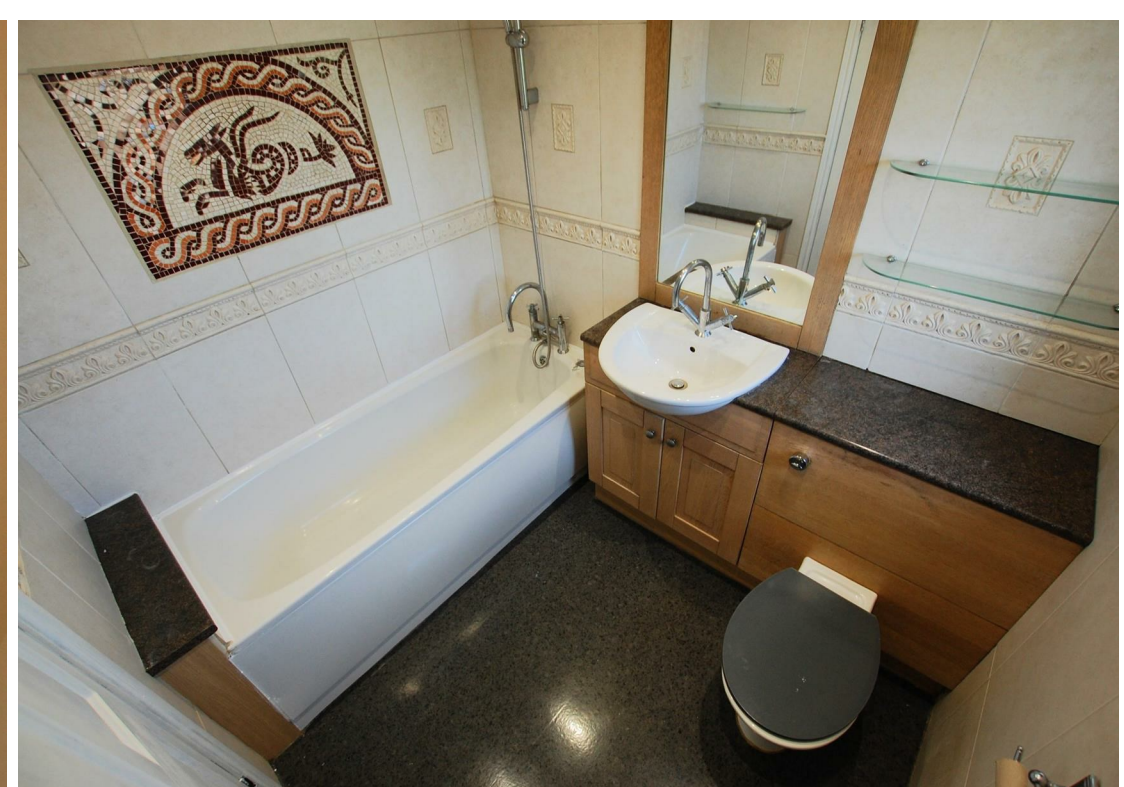


Recently refurbished including redecoration and carpeting is this deceptively spacious three bedroom family home with private driveway, situated in a quiet cul de sac in the ever popular "Birchwood" area of town, offered chain free with immediate vacant possession. Conveniently located within walking distance of the train station, local schools, leisure centre and shops, and offering extension potential (Stpp), the accommodation briefly comprises of entrance hall, lounge with bay window to front, 18' refitted dual aspect kitchen/diner with built in appliances, three good sized first floor bedrooms, a fully tiled bathroom, double glazing and gas radiator central heating. Outside there is a low maintenance garden to the rear with side access, and private driveway to the front for approximately three vehicles. Keys held for viewing, please call us on 01707 270777











#### Entrance Hall

Double glazed entrance door, double glazed window to rear, stairs to first floor with cupboard under housing the gas fired boiler, radiator.

#### Lounge

15'5 x 12'6

Double glazed bay window to front, radiator, opening to:

#### Refitted kitchen/diner

18'11 x 13'4

Refitted with a range of wall and base units, glass fronted display cabinets, complimentary work surfaces and splash backs, stainless steel sink/drain unit, stainless steel gas hob, with stainless steel chimney style extractor hood over, built in stainless steel oven, integrated fridge/freezer, space for washing machine, tiled floor, double glazed window to front and rear, radiator, double glazed door to rear garden.

#### Landing

Double glazed window to rear, access to loft, storage cupboard.

#### Bedroom One

12'10 x 10'10

Double glazed window to front, radiator, airing cupboard.

#### Bedroom Two

12'1 x 10'8

Double glazed window to front, radiator, built in cupboard.

#### Bedroom Three

10'1 x 7'3 max

Double glazed window to rear, radiator, bulkhead cupboard.

#### Bathroom/wc

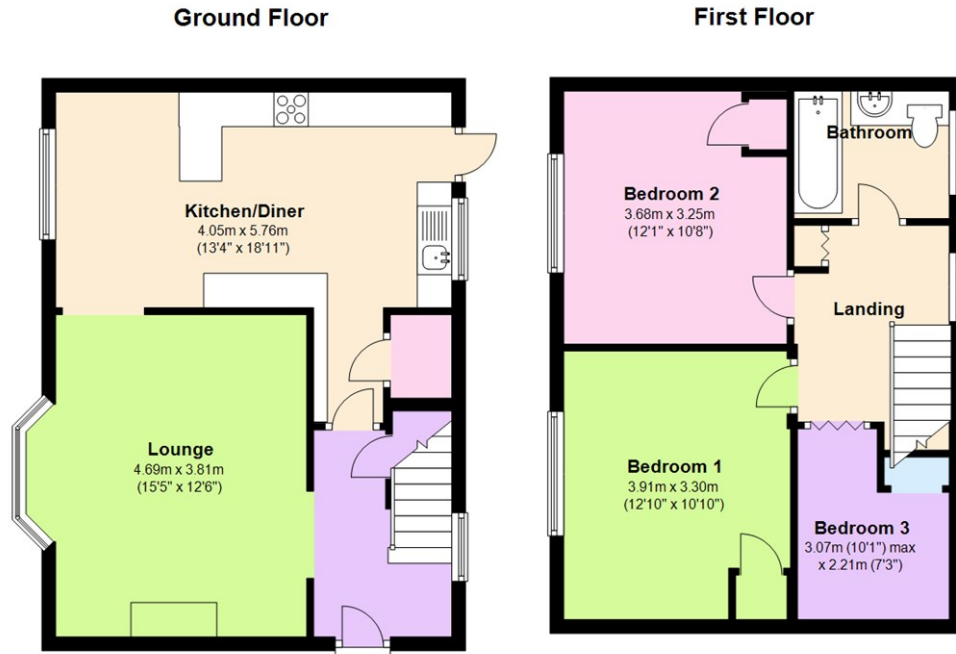
Fully tiled room comprising of panel enclosed bath with mixer tap and shower attachment over, vanity unit with inset wash hand basin and cupboard under, concealed cistern wc, heated towel rail, double glazed window to rear.

#### Rear Garden

Mainly laid to lawn, flower and shrub beds, fencing to boundaries, two brick built outhouse's, outdoor wc, water tap, access to the side leading to the front.

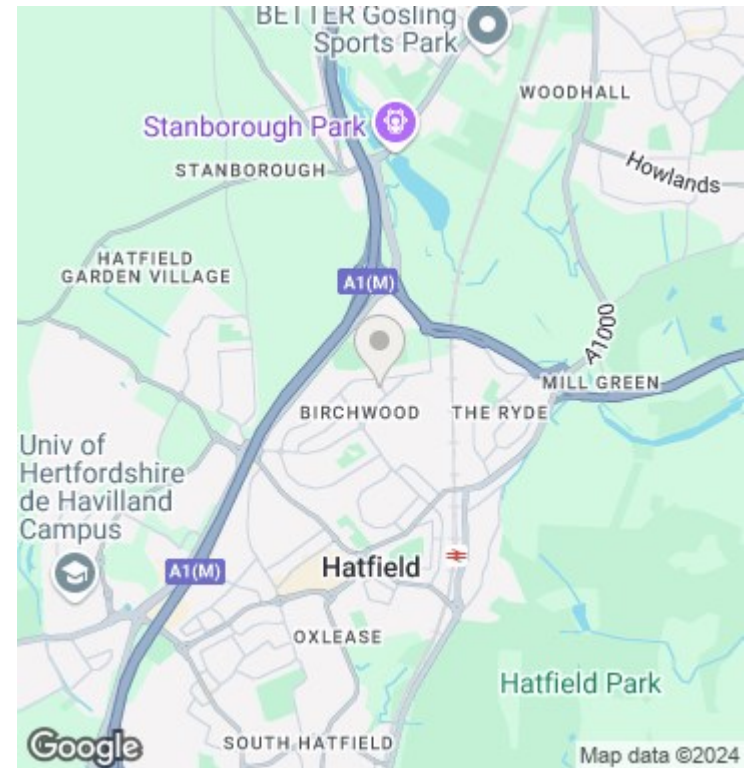
#### Private Driveway

Block paved to provide parking for approximately three vehicles, block paved path to the side leading to the front door and rear garden.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>73</b>
	<b>55</b>	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>73</b>
	<b>47</b>	
England & Wales		EU Directive 2002/91/EC



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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