



HERBERT STREET, BURTONWOOD, WA5 4HL



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Seize This Rare Opportunity To Own A Charming Three-Bedroom True Bungalow, Perfectly Situated To Enjoy Picturesque Rural Views Over Farmland At The Rear. This Delightful Home Features A Stylish Kitchen And A Modern Wet room, Designed For Both Functionality And Comfort. With A Convenient Driveway And Garage, You'll Have Plenty Of Space For Your Vehicles And Storage. Plus, With No Chain Involved, Your Dream Home Is Just A Step Away. Don't Miss Your Chance To Make This Serene Retreat Your Own!

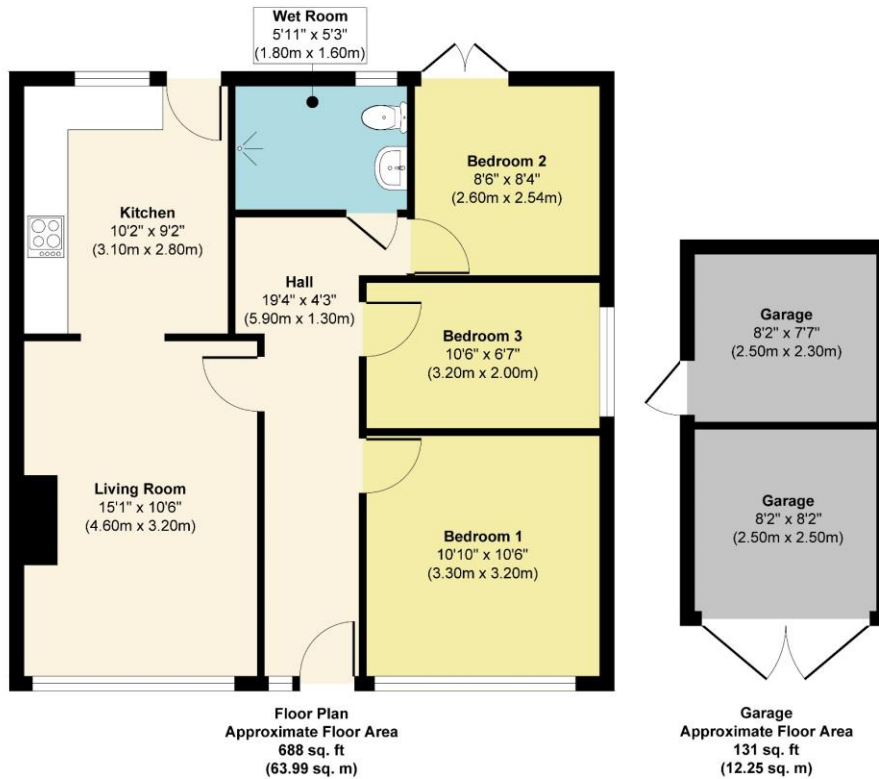
The property is approached via a paved driveway which runs past the property leading to the rear detached garage. There is a delightful cottage style fore garden with privacy hedging, rear access gate.

The property incorporates entrance hallway, lounge, breakfast kitchen, wet room and three bedrooms.

The grounds include a superb sunny aspect rear garden overlooking farmland. An easy to maintain garden ideal for sitting out having a private aspect. There is a most useful detached garage.







**Approx. Gross Internal Floor Area 819 sq. ft / 76.24 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**General Services:**

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband (if known): Openreach

Mobile Signal/Coverage: EE/Three/O2/Vodafone

Flood Risk (if known): None

**Local Authority:**

Warrington Borough Council

**Council Tax:**

C

**Tenure:**

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.