



40 Statham Avenue, Orford, Warrington, Cheshire, WA2 9ED
£185,000

Situated in a popular and sought after residential location is this attractive mid terrace home which offers spacious living accommodation throughout. The main accommodation is accessed by a composite door entrance hall leading to a lounge dining area with study area, fitting kitchen to the ground floor whilst upstairs is a landing, three bedrooms and family bathroom. Externally to the front is off-road parking and enclosed rear garden with low maintenance Astroturf. Internal external inspection of this property. is highly recommended to fully appreciate.

Accommodation

Lounge 15' x 12'10"

PVC window, living flame, gas fire with surround wooden flooring

Dining room/study area 16' x8'

Wooden flooring radiator French doors leading to the rear garden study area with work surface

Kitchen 12'10 x 5'10"

Fitted with a range of base units with work surface above freestanding gas cooker, plumbing for washing machine PVC double glaze windows wooden floor

First floor

Built-in storage cupboard

Bedroom one 13' x 10'

PVC window built-in storage radiator

Bedroom two 10'x10" x 10'

PVC window radiator built-in storage cupboard

Bedroom three 11'10" Narrowing too 6'6" X 6'8" Maximum measurement

Two PVC Windows radiator over upstairs storage

Family bathroom

Fitted with a three-piece white, sweet comprising low-level WC wash hand basin bath with electric shower above tile walls PVC window feature towel rail

Externally

To the front, there is a driveway, providing off-road parking, subject to the relevant planning commission on lowering the curb To the rear there is a feature deck area overlooking a low maintenance garden with paved area, large shed, enclosed by timber frame fencing with attractive Astroturf area





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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