



Warrington Road, Glazebury, WA3 5LB

£289,950

Discover the epitome of modern living with Stone Cross Estate Agents' exquisite Three Bedroom Three Storey Townhouse in the sought-after Glazebury area. Boasting seamless connectivity to the East Lancashire Road and major motorways, this residence offers a sophisticated blend of convenience and style. Step into elegance through the entrance hall, leading to a chic lounge adorned with a fireplace. The ground floor encompasses a dining room with French doors to the rear garden and a well-appointed kitchen with integrated appliances. Ascend to the first floor, where two double bedrooms and a family bathroom await. The second floor unveils a luxurious third double bedroom with its own en-suite. Outside, an enclosed front garden and a low-maintenance rear garden with a paved patio beckon, complemented by gate access to the rear. Enjoy the added convenience of two parking spaces at the back. Seize the chance to call this gorgeous home your own! **Please Contact Us To Arrange A Viewing**

- **Three Bedrooms**
- **End Mews**
- **Three Bathrooms**
- **Enclosed Front and Rear Gardens**
- **Parking At The Rear**
- **Two Reception Rooms**

Entrance Hall

Via UPVC door to the front elevation, UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator and stairs to the first floor.

Lounge

14' 10" x 11' 1" (4.52m x 3.38m) Two UPVC double glazed windows to the front elevation, ceiling light point, two wall mounted radiators, fireplace and coving.

Dining Room

11' 10" x 10' 0" (3.60m x 3.05m) UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator and coving.

Kitchen

8' 4" x 7' 1" (2.54m x 2.16m) UPVC double glazed window to the rear elevation, part tiled walls, a variety of wall, base and drawer units, electric hob, extractor, oven, one and a half sink unit with swan neck tap, plumbing for washing machine and integrated fridge/freezer.

Cloakroom

W/C, wash hand basin, wall mounted radiator and ceiling light point.

First Floor

Landing

UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point and stairs to the second floor.

Bedroom One

15' 10" x 10' 8" (4.82m x 3.25m) Two UPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

15' 10" x 8' 1" (4.82m x 2.46m) Two UPVC double glazed windows to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

7' 10" x 6' 4" (2.39m x 1.93m) Part tiled walls, tiled flooring, W/C, wash hand basin, bath with two taps and overhead shower and a hand towel radiator.

Second Floor



Bedroom Three

11' 7" x 11' 7" (3.53m x 3.53m) Two UPVC double glazed windows to the front elevation, ceiling light point, wall mounted radiator, storage cupboard and en-suite.

En-suite

6' 4" x 5' 1" (1.93m x 1.55m) Tiled walls, tiled flooring, shower unit, W/C, wash hand basin and ceiling light point.

Outside

Front Garden

Enclosed with rains and a gate, stones with bushes and a path to the front door.

Rear Garden

Enclosed, gate access to the rear, paved patio and a shed.

Rear Parking

Parking space for two cars.

Tenure

Freehold

Council Tax

D

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.





GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

334 Warrington Road
Glazebury
WARRINGTON
WA3 5LB

Energy rating
C

Valid until: 31 January 2034

Certificate number: 5400-5494-0522-0300-3243

Property type: End-terrace house
Total floor area: 95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

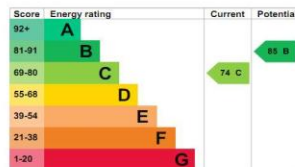
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.