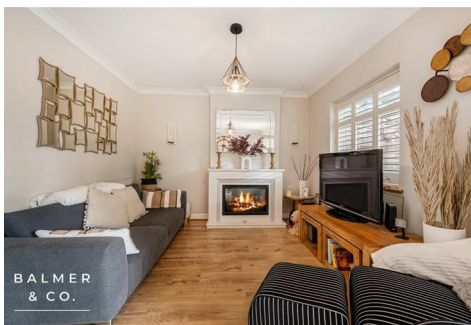


Aveley Close, Warrington, WA1 3UD  
Offers Over £270,000

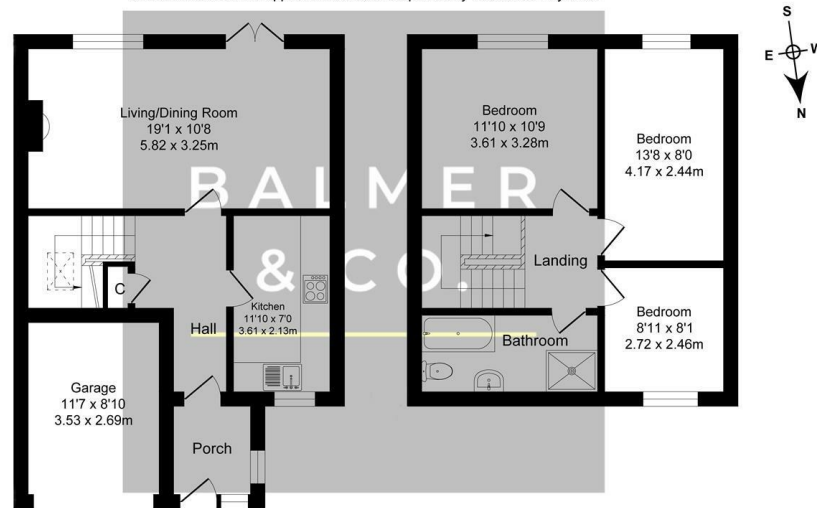


BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Paddington. Immaculately presented throughout and occupying a large corner plot, this property simply must be viewed. Comprising in brief of entrance porch, hallway, large living/dining room with feature gas fireplace and surround, and French doors leading to the rear garden, with a separate modern fitted kitchen with integrated appliances completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third single bedroom, with four piece family bathroom completing the accommodation on offer. Outside the property occupies a generous corner plot, with a driveway and attached garage to the front providing off-road parking and storage, whilst to the rear there is a fully enclosed, South-East facing garden with a stunning submerged fire pit, surrounded by astroturf, decking and patio areas, with an external outhouse completing the accommodation on offer. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

### Aveley Close, Paddington, Warrington Total Approx. Floor Area 1043 Sq.ft. (96.9 Sq.M.)

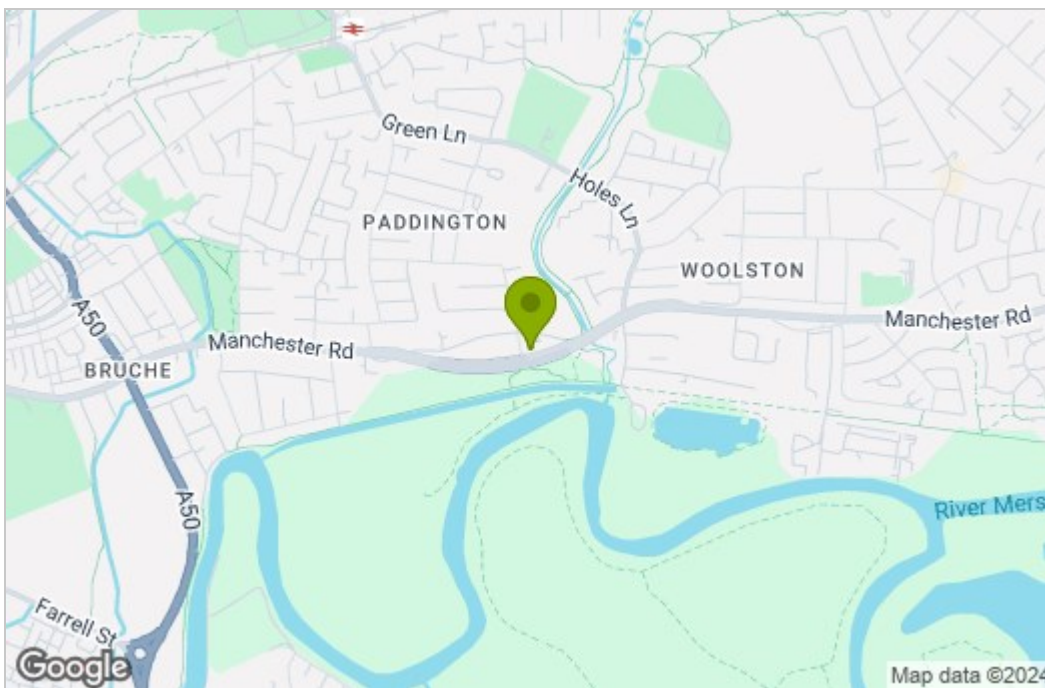
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



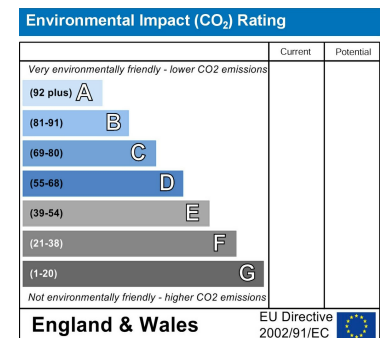
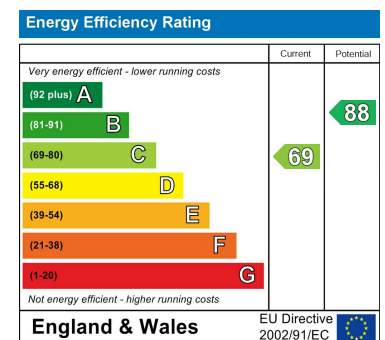
Ground Floor  
Approx. Floor Area 573 Sq.Ft (53.2 Sq.M.)

First Floor  
Approx. Floor Area 469 Sq.Ft (43.6 Sq.M.)

## Area Map



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.