



Waterworks Lane, Warrington, WA2 8LH

£339,995

DETACHED FAMILY HOME! We are proud to present to yo this beautifully presented and maintained 3 bedroom detached house, situated in Winwick! MODERN DECOR THROUGHOUT!



27 Waterworks Lane, Winwick, Warrington, WA2 8LH

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in the popular area of Winwick. Benefiting from spacious living accommodation set over 2 floors, modern sophisticated decor throughout and landscaped rear garden on a corner plot.

The living accommodation briefly comprises of; lounge, dining area, kitchen, utility. To the first floor 3 bedrooms and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6.

Freehold
Council tax band - D

GROUND FLOOR

Lounge 11'11" x 15'0" (3.65 x 4.58)
Solid oak wooden flooring with shutter blind, exposed beam and multi-fuel burner

Dining room 18'1 x 11'10 (5.51m x 3.61m)
High quality wood effect laminate flooring with staircase leading to the first floor and shutter blind

Kitchen 9'1" x 16'3" (2.77 x 4.97)
High quality wood effect laminate flooring with spotlighting, blind and access to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, dishwasher and fridge-freezer

Utility 7'3" x 8'11" (2.21 x 2.74)
High quality vinyl flooring with fitted storage and plumbing for washing machine

FIRST FLOOR

Bedroom 12'11" x 15'10" (3.94 x 4.83)
High quality wood effect laminate flooring with windows to the front and side elevation, curtains and blind

Bedroom 7'3" x 9'4" (2.21 x 2.85)
High quality wood effect laminate flooring with window to the front elevation and blind

Bedroom 9'4" x 7'4" (2.85 x 2.24)
High quality wood effect laminate flooring with window to the side, fitted storage and blind

Bathroom
Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, spotlighting, partially tiled decor and blind

EXTERNAL
Landscaped wrap around garden with Indian Stone patio, enclosed by panel fencing. Roadside parking, however potential to convert rear garden into private driveway.





