



**118 Powder Mill Road, Warrington, WA4 1GD**  
**£349,995**



## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite, shower room and WC. Items of note include oak internal doors, fitted wardrobes to bedrooms 1 and 2 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, dining kitchen, study and WC. There is a lounge, double bedroom plus family bathroom off the first floor landing. The top floor hosts the master bedroom with en suite, 2 further double bedrooms plus a shower room, all accessed off the second floor landing. There is a loft with ladder access.

There are well presented gardens with patio area and artificial turf. There is part covered driveway parking plus a detached garage.

Tenure - Leasehold  
Term Remaining - 986 years.  
Ground Rent - £250 pa.  
Estate Management Fee - £150 pa.  
Council Tax - Band E

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted flooring plus storage.

#### Dining Kitchen 17'9"(max) x 16'10"(max) (5.43m(max) x 5.14m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops, island unit and tiling. With oven, microwave, 5 ring induction hob, hood, larder fridge, larder freezer, washing machine, dishwasher and wine cooler. Having recessed spot lights plus French doors to the rear plus laminate flooring.

#### Study 9'7" x 8'5" (2.94m x 2.58m)

With laminate flooring.

#### WC 6'7"(max) x 3'8"(max) (2.01m(max) x 1.13m(max))

Having contemporary white sanitary ware with tiling and laminate flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Lounge 16'10" x 9'7" (5.14m x 2.94m)

A light through room with carpets and blinds.

#### Bedroom 2 10'7" x 9'6" (3.24m x 2.92m)

Having fitted wardrobes and units plus carpets and blinds.

#### Bathroom 9'6" x 5'10" (2.91m x 1.78m)

Having contemporary white sanitary ware with tiling, recessed spot lights, laminate flooring and blind.

### SECOND FLOOR

#### Landing 2

With fitted carpets. Access to airing cupboard.

#### Bedroom 1 12'7" x 9'9" (3.85m x 2.98m)

With fitted wardrobes, carpets and blinds.

#### En Suite 8'3"(max) x 3'10"(max) (2.54m(max) x 1.17m(max))

Having contemporary sanitary ware with double shower, tiling, recessed spot lights and laminate flooring.

#### Bedroom 3 10'7" x 8'3" (3.23m x 2.52m)

With carpets and blinds.

#### Bedroom 4 10'8" x 8'3" (3.26m x 2.53m)

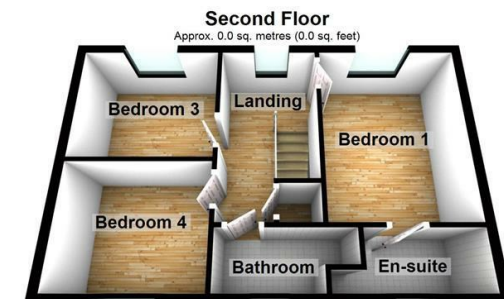
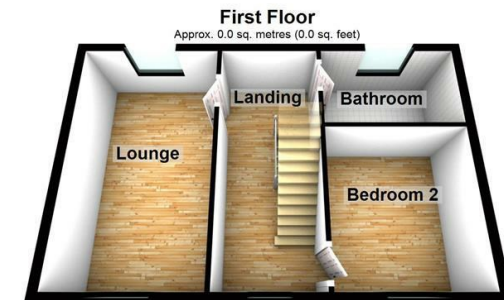
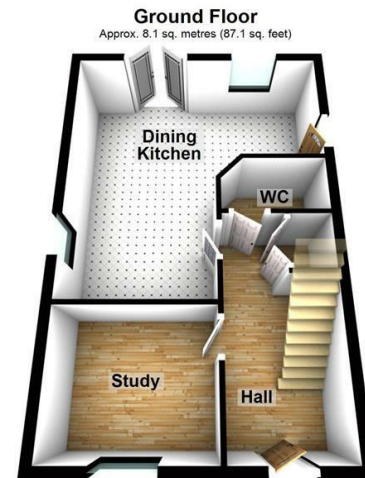
With carpets and blinds.

#### Shower Room 7'3" x 4'6"(max) (2.21m x 1.39m(max))

Having contemporary white sanitary ware with tiling, recessed spot lights vinyl flooring and blind.

### EXTERNAL

There are well presented gardens with patio area and artificial turf. There is part covered driveway parking plus a detached garage.



Total area: approx. 8.1 sq. metres (87.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.