

Warrington Road, Glazebury, Warrington, WA3 5NX

£260,000

Council Tax Band: C



We are excited to bring to market this most characterful extended semi detached cottage boasting spacious living accommodation. We love the period features that the current owners have maintained along with adding contemporary twists. On the ground floor the property briefly comprises entrance, lounge, dining room, sitting room, cloakroom, kitchen and utility room. On the first floor you will find three bedrooms and family bathroom. Outside the property there is off road parking to the front, whilst the rear garden is laid to lawn with a patio area. An added bonus are the stunning views overlooking farming land which can be enjoyed from the rear of the property!

Glazebury is situated close to local amenities and sought after primary schools. Ideally suited for commuters being close by to the East Lancashire Road giving direct access to Manchester, Liverpool and the motorway network.

Viewings are highly recommended to appreciate all the benefits this property has to offer.

Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendor is a relative of a Director of Open House Estate Agents Ltd.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	