

51 Linden Close, Woolston, Warrington, Cheshire, WA1 4EW

£230,000

Council Tax Band: C

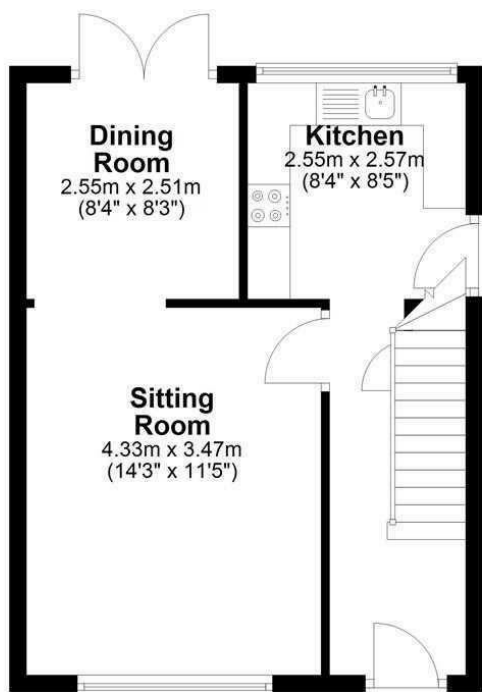


This three bedroom semi detached property is in a prime location within Woolston. The property is in an excellent catchment area for both primary schools and Kings academy. Inside the property has an inviting hallway way leading through to the two reception rooms which is the lounge dining room. The lounge is an excellent size and comes with featured fireplace. The dining room and kitchen could be knocked into one kitchen diner which would make great family space. The kitchen is currently finished with white units, tiled flooring, tiles splashbacks and space for all appliances. To the first floor there are three bedrooms with the master being a generous double bedroom and come with fitted wardrobes and draws. Bedroom two again is a spacious double bedroom and also comes with fitted wardrobes and dressing table. Bedroom three is a single room but larger than your average box room. Outside the property has a private rear garden which is low maintenance and comes with a block paved patio area, lawn and detached garage and to the front a driveway fit for two cars.

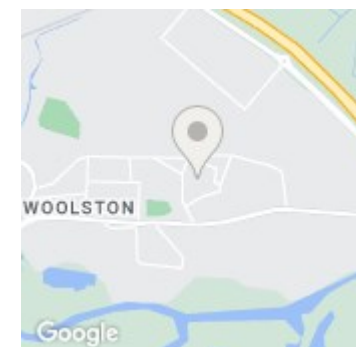
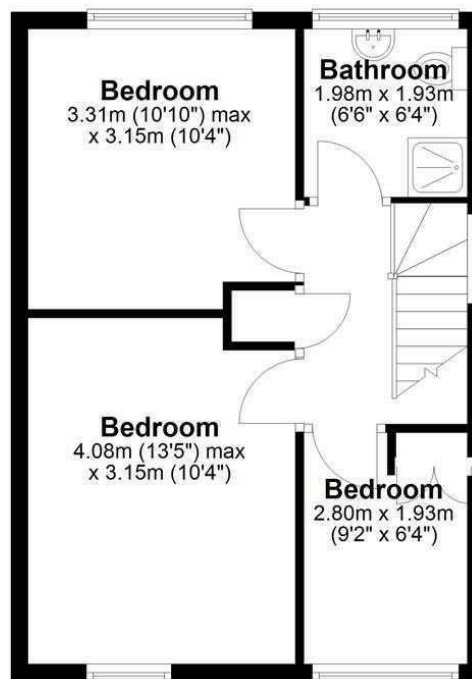


348a Manchester Road, Warrington,
Cheshire, WA1 3RE
0333 015 5440
info@localagent.co.uk

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement

Plan produced using PlanUp.