

Warrington



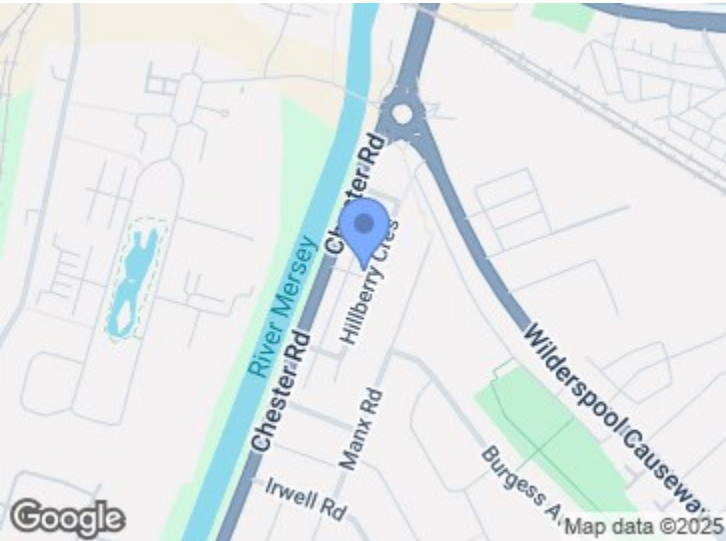
RECENTLY REFURBISHED | POPULAR LOCATION | WALKING DISTANCE TO STOCKTON HEATH & WARRINGTON TOWN | GENEROUS PLOT WITH WESTERLY ASPECT | OFF ROAD PARKING Occupying a popular and convenient location, this recently refurbished three bedroom semi-detached home sits on an enviable plot enjoying a South / Westerly facing rear garden. The property has recently undergone a programme of refurbishment and now provides light, airy and well proportioned accommodation over two floors. Comprising entrance hallway with stylish tiled flooring, generous lounge, dining kitchen with pantry cupboard and PVC Patio doors opening onto the rear garden, newly fitted downstairs Shower room & W.C. The first floor provides three bedrooms and a newly fitted bathroom. No chain.

Offers In The Region Of £290,000

Tel: 01925 600 200

Location

Occupying a popular and convenient residential location this delightful semi-detached property offers well-proportioned accommodation set within close proximity to the fashionable village of Stockton Heath which offers a selection of associated amenities including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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Warrington Hillberry Crescent



Accommodation

Recently refurbished throughout, this three bedroom semi-detached home is located in a popular and convenient location close to both Warrington Town and Stockton Heath village. There is ample off road parking with a newly turfed, good size westerly facing rear garden.

Entrance Hallway

16'4" x 5'8" (5m x 1.75m)

Composite frosted and panelled front door leads to a beautiful 'Pamesa Porcelanico' tiled floor, central heating radiator, PVC Frosted window to the side elevation, ceiling light, access to:

Lounge

14'9" x 11'3" (4.5m x 3.45m)

PVC Double glazed window to the front elevation, central heating radiator, ceiling light and chimney breast.

Dining Kitchen

17'7" x 9'2" (5.38m x 2.8m)

Continued 'Pamesa Porcelanico' tiled flooring with newly fitted Kitchen, comprising matching eye and base level units with stylish heat resistant, wood effect work surfaces. 'Lamona' integrated oven, 'Lamona' integrated Fridge Freezer, 'Lamona' electric four ring hob, PVC Window to the rear elevation, dual PVC Patio doors overlooking the South Westerly facing rear garden and further under stairs pantry cupboard.

Pantry Cupboard

Wood effect flooring, PVC Window to the side elevation, electric and gas metres, frosted PVC window to the side elevation and ceiling light.

Downstairs Shower Room

6'6" x 4'11" (2m x 1.5m)

Three piece suite comprising enclosed shower unit with Chrome shower attachments, Low level W.C., Pedestal hand wash basin with Chrome mixer tap, Chrome ladder style radiator, wood effect flooring, PVC Frosted window to the front elevation, ceiling light and extractor fan.

First Floor



Landing

7'10" x 6'10" (2.4m x 2.1m)

PVC Window to the side elevation, loft access (Insulated) and ceiling light.

Bedroom One

11'9" x 10'2" (3.6m x 3.1m)

PVC Window to the front elevation, central heating radiator, ceiling light and chimney breast.

Bedroom Two

11'9" x 10'2" (3.6m x 3.1m)

PVC Window to the rear elevation, central heating radiator and chimney breast.

Bathroom Three

7'2" x 6'10" (2.2m x 2.1m)

PVC Window to the front elevation, central heating radiator and ceiling light.

Family Bathroom

7'6" x 6'10" (2.3m x 2.1m)

Newly fitted three piece suite comprising panelled bath with glass screen and Chrome shower attachments, stylish panelled walls, low level W.C., wall mounted 'floating' sink with chrome mixer tap, PVC frosted window to the side elevation, boiler cupboard housing a 'Veissman' combi boiler (Served 2024)

Outside

The front elevation features a mix of brick and fenced borders, with off road parking for numerous vehicles. There is a recently fitted fence with side gate, opening onto the side elevation.

The westerly facing rear garden features newly laid turf and new fencing, an ideal family space accessed off the dining Kitchen.

Tenure

Freehold

Council Tax

Tax Band 'B' £1,493.22 per annum.

Local Authority

Warrington Borough Council

Services

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 6AF

Viewing

Strictly by prior appointment with Cowdel Clarke Estate Agents 01925 600200 / sales@cowdelclarke.com