

11 BRAEMAR CLOSE FEARNHEAD WARRINGTON, WA2 0EN

£230,000
LEASEHOLD

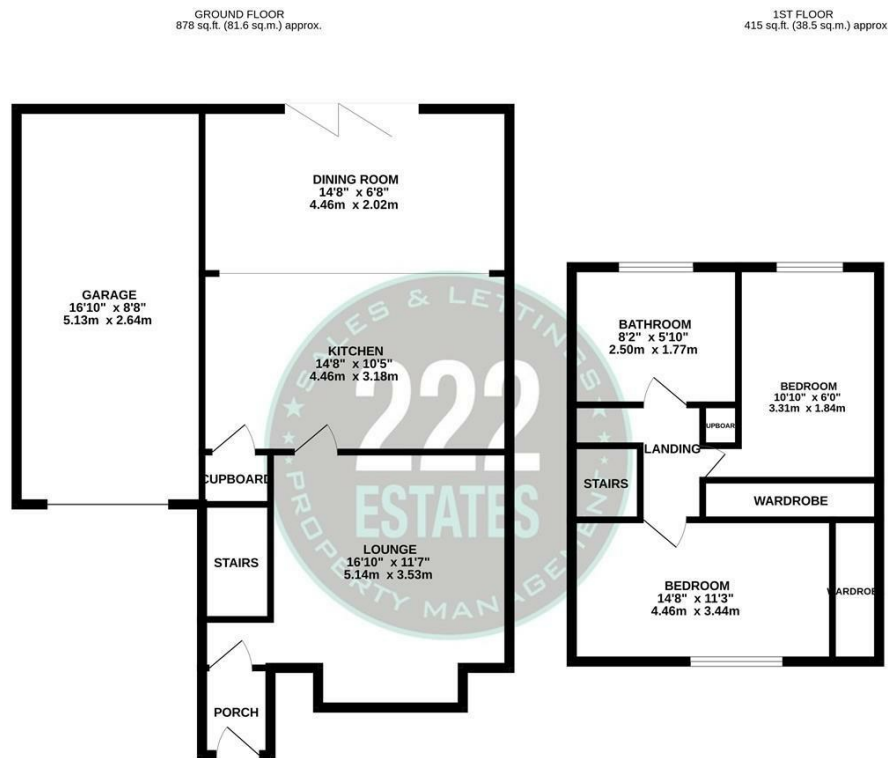
222 Estates are proud to introduce to the market this fabulous two bedroom EXTENDED semi detached property with garage, driveway parking, solar panels and a stunning open plan kitchen/diner. The property was converted from a three bedroom property by the current owner and has been meticulously renovated to the highest of standards. The option to convert the property back to its former three bedrooms is still a possibility for those that needed the extra bedroom.

This wonderful home briefly comprises; extended front porch entrance with composite front door. Opens out the bay fronted lounge with grey laminate flooring and electric fireplace focal point. To the rear the extended kitchen diner is a fabulous hub of the home. With a fully fitted kitchen with integrated washer/dryer, dish wash, under counter fridge and large freezer. The kitchen also houses a log burner as well as bifold doors to the rear which overlook the low maintenance rear garden.

To the first floor there is a modern family bathroom with double shower, low level wc and hand basin. Both bedrooms have fitted wardrobes for ample storage with the front bedroom being a particularly well proportioned master. The property provides a good level of storage with shelves on the landing and under stairs cupboard. The solar panels have been purchased by the current owner and they will be sold along with the property for the new owner to benefit from.

Please give 222 Estates a call to book your viewings!

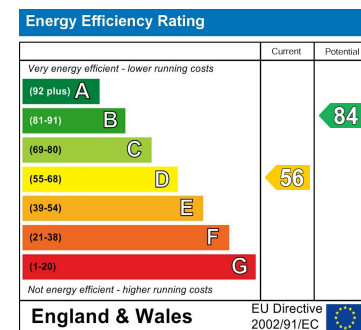




TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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