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## 36 Brownhill Drive, Warrington, WA1 3DP

**Offers In Excess Of £229,950**

CHAIN FREE, EXTENDED SEMI DETACHED HOUSE, THREE BEDROOMS, PLANNING PERMISSION GRANTED FOR A TWO STOREY SIDE AND REAR EXTENSION, OPEN PLAN LOUNGE/DINING ROOM WITH PATIO DOORS TO THE REAR GARDEN, BREAKFAST KITCHEN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, EXCELLENT FAMILY ACCOMMODATION, HIGHLY SOUGHT AFTER LOCATION, FRONT AND REAR GARDENS, SINGLE GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous extended semi detached family home which offers excellent accommodation and is situated in a highly sought after location. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room with feature fireplace and patio doors leading to the rear garden, breakfast kitchen, first floor landing, three bedrooms (Master and bedroom two with fitted wardrobes) and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with a block paved driveway leading to a single brick built garage. Viewing highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

## LOUNGE



Attractive family lounge with feature brick fireplace featuring an inset electric fire, box bay Upvc double glazed window to the front elevation, coved ceiling, wall light points, open plan to the dining room.

## DINING ROOM



Open plan to the family lounge with a coved ceiling and sliding double glazed patio door leading to the rear garden.

## BREAKFAST KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, cooker point, plumbed for a washing machine dual aspect Upvc double glazed windows, exterior door, part tiled walls, ceramic tiled floor.

## FIRST FLOOR LANDING

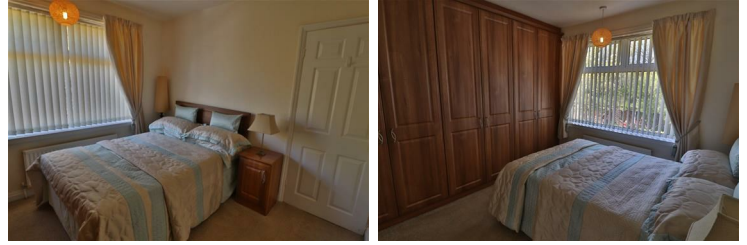
With a Upvc double glazed window to the side elevation, loft access.

## MASTER BEDROOM



Good sized master bedroom with a range of fitted wardrobes, box bay Upvc double glazed window to the front elevation.

## BEDROOM TWO



Second double bedroom with a range of fitted wardrobes, Upvc double glazed window to the rear elevation.

## BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, tiled walls, Ceramic tiled floor, Upvc double glazed window to the rear elevation.

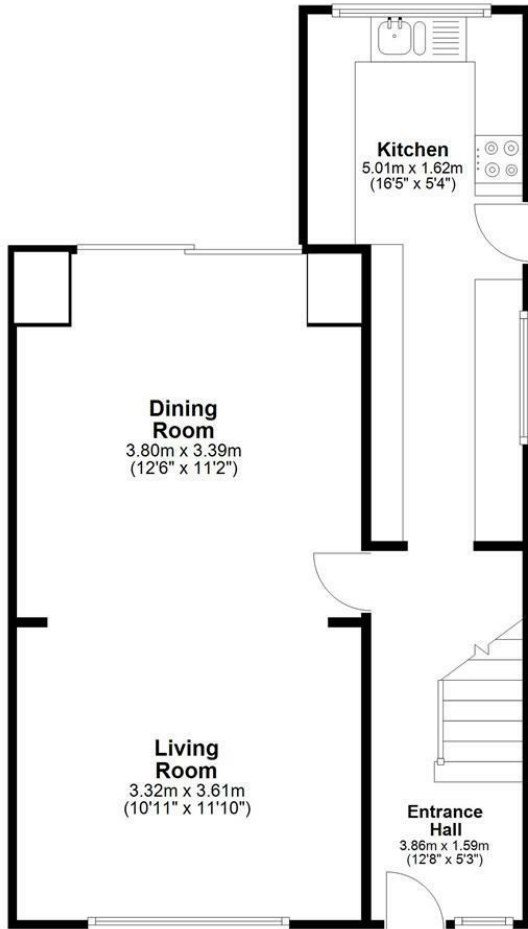
## OUTSIDE



Externally the property has garden areas to the front and rear elevation, featuring lawned areas and patio. Off road parking is provided by a block paved driveway which leads to a detached brick built garage with up and over door.

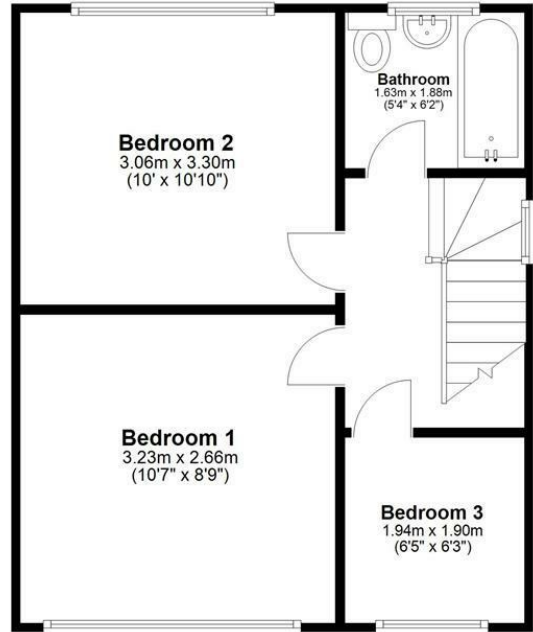
## Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)

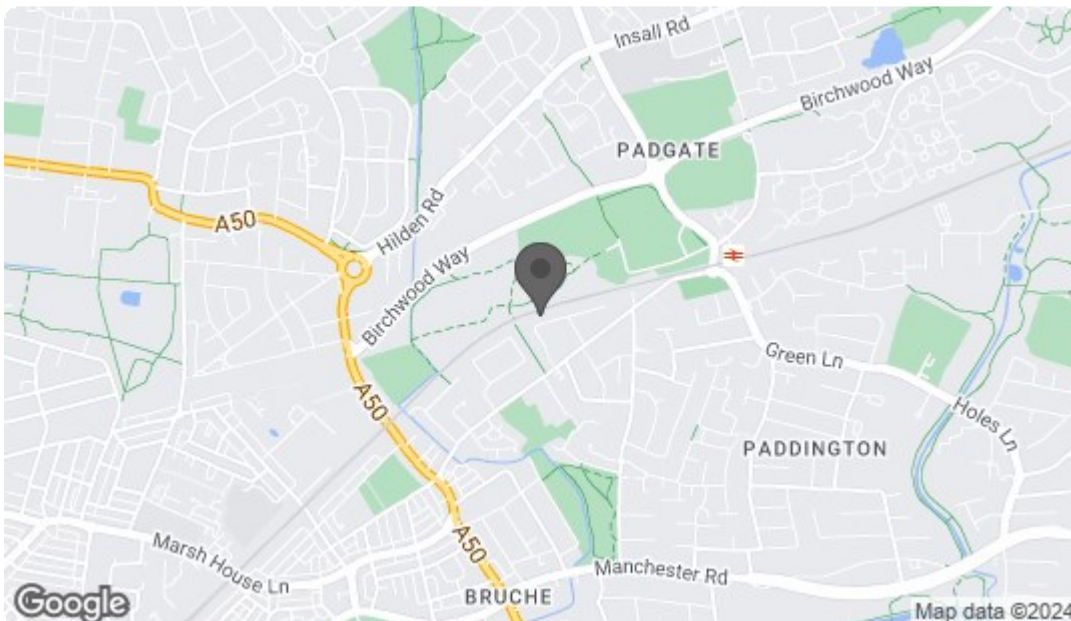


## First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 73.7 sq. metres (793.7 sq. feet)



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