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## 9 Woolmer Close, Warrington, WA3 6TT

**Offers In Excess Of £249,950**

SEMI DETACHED FAMILY HOME, THREE/FOUR BEDROOMS. EXTENDED ACCOMMODATION, FABULOUS OPEN PLAN DINING KITCHEN, FAMILY LOUNGE WITH DOORS LEADING TO A CONSERVATORY, UTILITY ROOM, OFFICE/GROUND FLOOR BEDROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS AND DRIVEWAY PARKING, SOUGHT AFTER LOCATION, FREEHOLD TITLE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive extended family home which is situated in a sought after location and offers excellent accommodation. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance porch, family lounge, fabulous open plan dining kitchen, conservatory, utility room, office/ground floor bedroom, first floor landing, master bedroom, bedroom two, bedroom three, bathroom with corner bath and separate w.c. Externally the property has front and rear gardens with decking as well as off road driveway parking. Viewing highly recommended.

### ENTRANCE PORCH

Accessed via a Upvc double glazed front door, access through to the open plan dining kitchen.

### FAMILY LOUNGE



Good sized family lounge with a Upvc double glazed window to the front elevation, coved ceiling, dado rail, double doors opening through to the the conservatory.

### OPEN PLAN DINING KITCHEN



Fabulous open plan dining kitchen with a range of modern wall and base units incorporating a sink unit with mixer tap, central island with halogen hob, overhead stainless steel extractor unit and breakfast bar, built in double oven, part tiled walls, wood laminate flooring to dining area, ceramic tiled floor to kitchen area, inset ceiling spot lighting, dual aspect Upvc double glazed windows to the front and rear elevations, archway leading through to the conservatory.

### UTILITY ROOM

Plumbed for a washing machine, part tiled walls, ceramic tiled floor, Upvc double glazed door leading to the rear garden.

### OFFICE/FROND FLOOR BEDROOM



With a Upvc double glazed window to the front elevation, concealed lighting.

### CONSERVATORY



With French doors leading to the rear garden, ceramic tiled floor, double doors leading through to the family lounge.

### FIRST FLOOR LANDING

With a Upvc double glazed window to the rear elevation. storage cupboard.

### MASTER BEDROOM



With a Upvc double glazed window to the front elevation, coved ceiling, dado rail.

### BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front elevation, built in wardrobe, coved ceiling.

### BEDROOM THREE



With a Upvc double glazed window to the rear elevation, wood laminate flooring.

## BATHROOM



Fitted with a corner bath with shower over and pedestal wash hand basin, tiled walls, Upvc double glazed window to the rear elevation.

## SEPARATE W.C

Fitted with a low level w.c, Upvc double glazed window to the rear elevation.

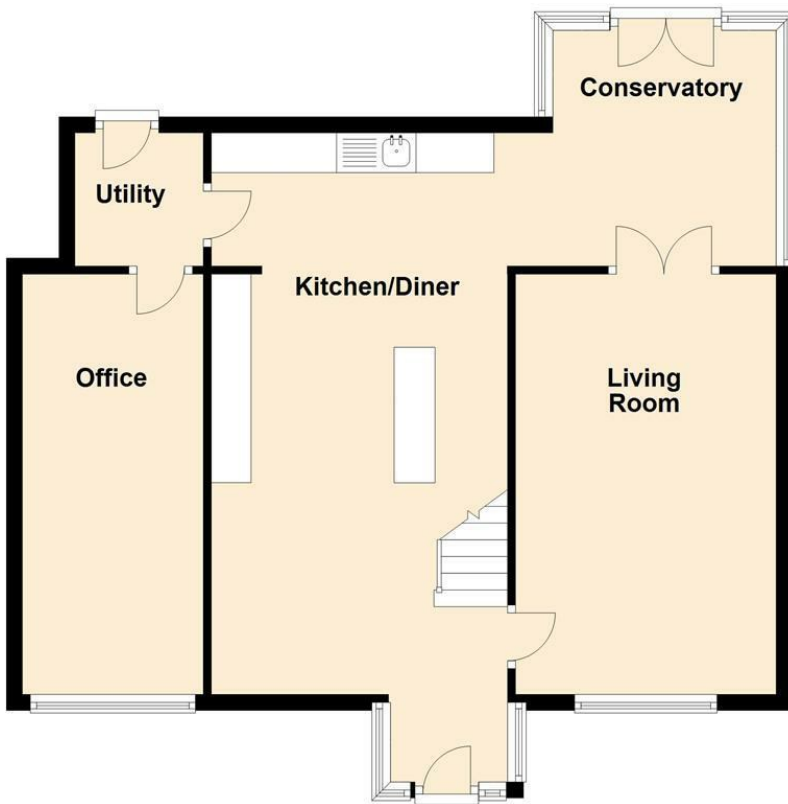
## OUTSIDE



Externally the property has garden areas to both the front and rear elevations. The front of the property has a garden area mainly laid to lawn as well as a block paved driveway allowing for off road parking. The rear garden has decking, central gravelled area and circular paved patio area.

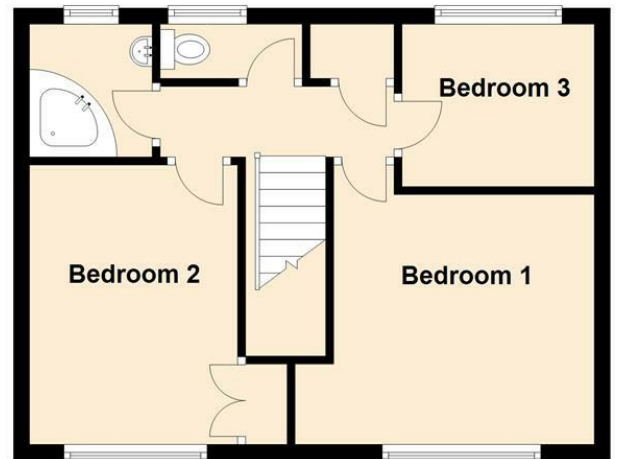
## Ground Floor

Approx. 70.8 sq. metres (762.5 sq. feet)

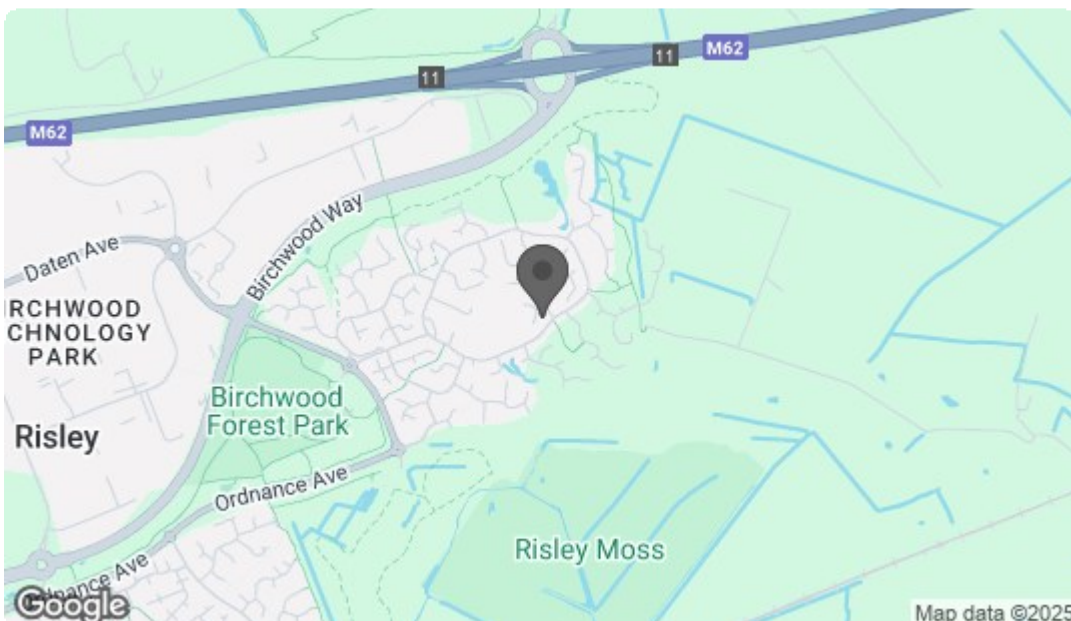


## First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 109.0 sq. metres (1173.4 sq. feet)



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