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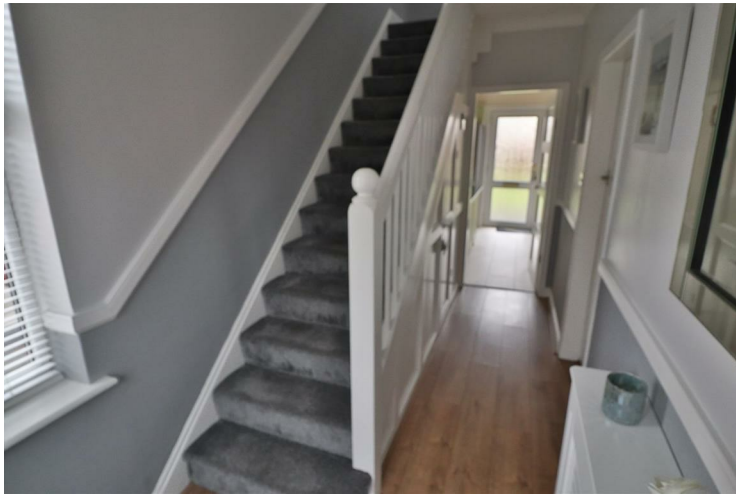
11 Reynolds Street, Warrington, WA4 1PR

Offers In Excess Of £225,000

ATTRACTIVE SEMI DETACHED FAMILY HOME, THREE BEDROOMS, FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY/OFFICE SPACE, GARDENS, DRIVEWAY PARKING, UPVC DOUBLE GLAZING, NO ONWARD CHAIN, BUILT IN OVEN AND HOB, BRICK OUTBUILDING WITH POWER AND WATER SUPPLY, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached family home which offers excellent accommodation including a fabulous open plan kitchen/dining/family/office space. Benefitting from upvc double glazing and no onward chain the accommodation briefly comprises: Entrance hallway, lounge, open plan living space with access to the rear garden, kitchen area with built in oven and hob, first floor landing three bedrooms and a modern bathroom/w.c. Externally the property has well maintained gardens, driveway parking and a brick built outhouse with power and water supply. Viewing highly recommended!

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, Upvc double glazed window to the side elevation, stairs leading to the first floor accommodation, wood laminate flooring.

OFFICE SPACE



FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

LOUNGE



Good sized lounge with a bay Upvc double glazed window to the front elevation, wood laminate flooring, coved ceiling.

OPEN PLAN FAMILY/DINING/KITCHEN/OFFICE SPACE



Fabulous open plan space with dual aspect Upvc double glazed windows and exterior door leading to the rear garden, kitchen area fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, plumbed for a washing machine, part tiled walls, ceramic tiled flooring extending through to the dining/family/office area, feature fireplace

KITCHEN AREA



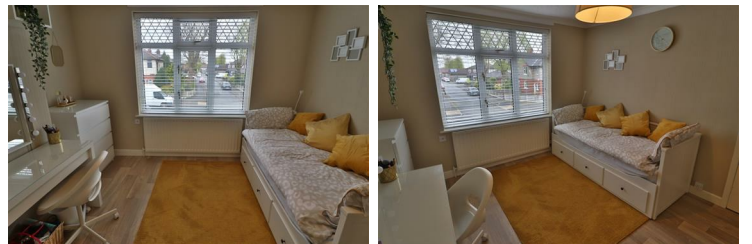
Good sized lounge with a bay Upvc double glazed window to the front elevation, wood laminate flooring, coved ceiling.

MASTER BEDROOM



With a Upvc double glazed window to the rear elevation mirrored wardrobes.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front 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, part tiled walls, Upvc double glazed window to the rear elevation, storage cupboard housing the combi boiler.

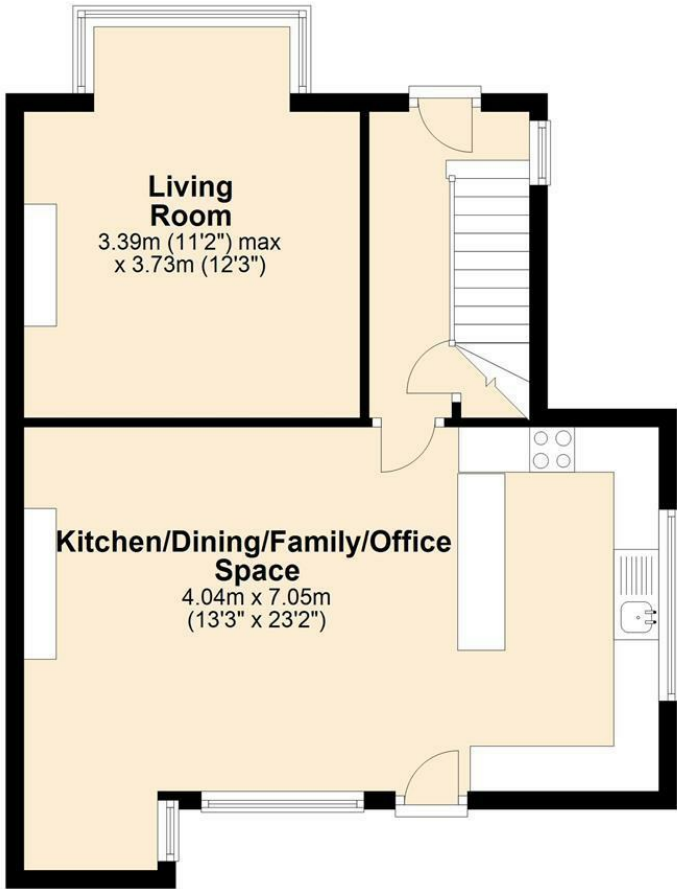
OUTSIDE



Externally the property has well maintained gardens along with driveway parking and a brick built outhouse with original minton flooring, belfast sink and power supply.

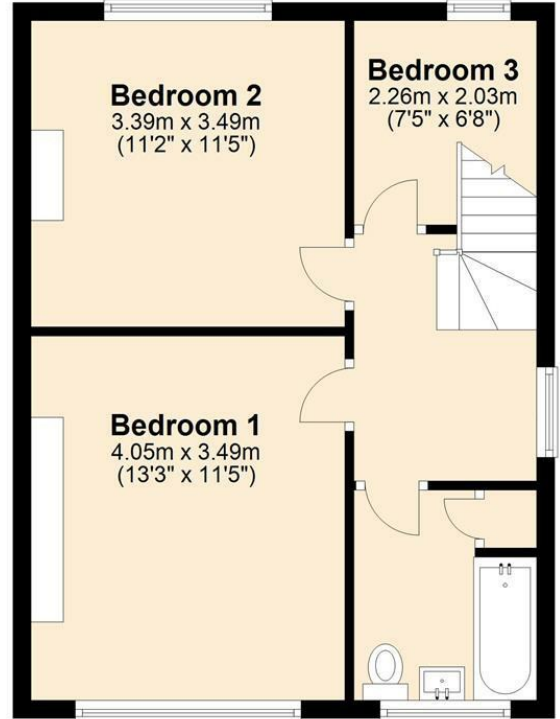
Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)

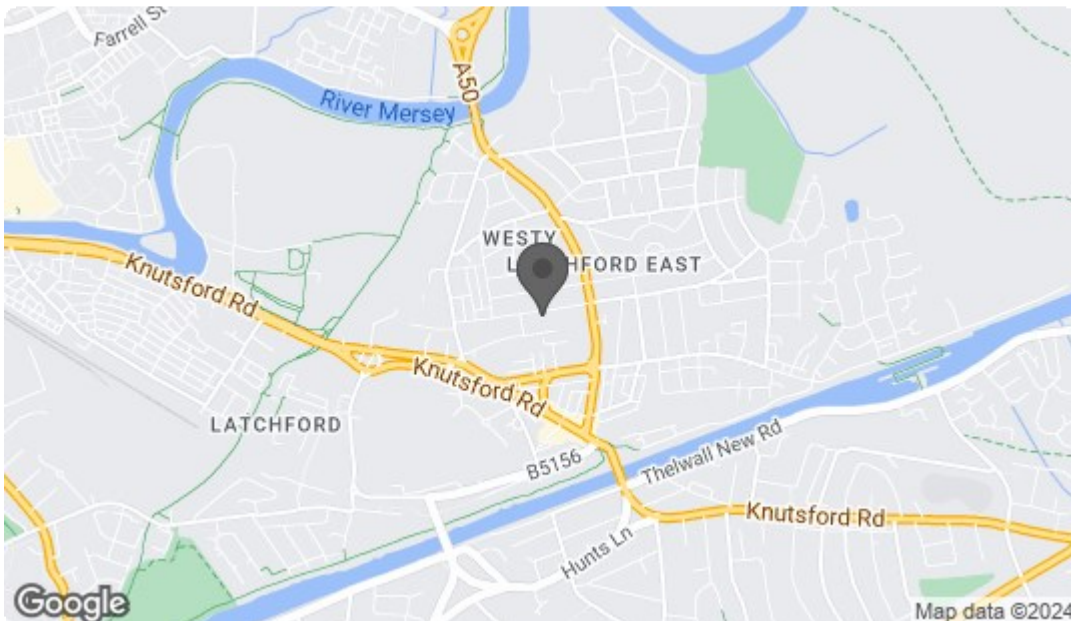


First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 92.7 sq. metres (997.9 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	