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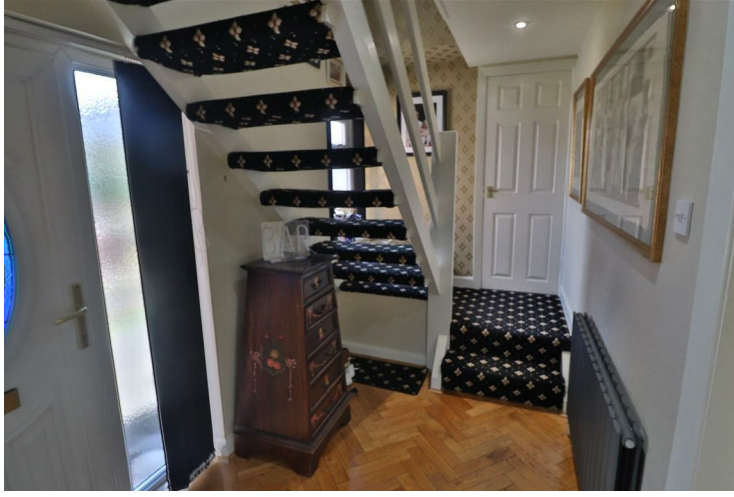
6 Shirley Drive, Warrington, WA4 2PA

£420,000

FABULOUS EXTENDED LINK DETACHED FAMILY HOME, THREE DOUBLE BEDROOMS, IMPRESSIVE OPEN PLAN DINING/FAMILY/KITCHEN AREA, UTILITY ROOM, IMMACULATE THROUGHOUT, SOUGHT AFTER LOCATION, ATTRACTIVE GARDENS, DRIVEWAY PARKING, SINGLE GARAGE, UPVC DOUBLE GLAZING, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer for purchase this fabulous family home which offers excellent extended accommodation and is situated in a sought after location. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, attractive lounge with feature fireplace, impressive open plan dining/family/kitchen area with dual aspect French doors leading to the rear garden and patio area, built in appliances including a double oven gas hob with extractor, microwave and dishwasher, rear access area leading to a utility room with access through to the garage, first floor landing, three double bedrooms and a bathroom/w.c. externally the property has attractive landscaped gardens along with driveway parking leading to a single garage. Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation, parquet flooring, inset ceiling spot lighting.

CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin with under storage unit, part tiled walls, ceramic tiled floor, Upvc double glazed window to the front elevation.

LOUNGE



Attractive lounge with a feature fireplace and "Living Flame" gas fire, coved ceiling, wood flooring, Upvc double glazed window to the front elevation.

OPEN PLAN DINING/FAMILY/KITCHEN AREA



Impressive open plan area with two sets of Upvc double glazed French doors leading to the rear garden and patio area, wood laminate flooring, feature vertical radiators, coved ceiling, kitchen area with a range of wall and base units incorporating a

1 1/2 bowl sink unit with mixer tap, built in stainless steel double oven and microwave, gas hob with extractor above, integrated dishwasher, Upvc double glazed double door leading to the rear access area.

REAR ACCESS AREA

With a Upvc double glazed exterior door leading to the rear garden, window to the rear elevation, access door to the utility room.

UTILITY ROOM/PANTRY

Plumbed for a washing machine, space for a dryer, double doors leading through to the garage.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, wall light point.

MASTER BEDROOM



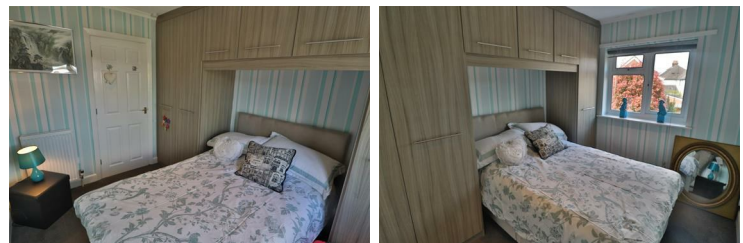
With a Upvc double glazed window to the front elevation, wood laminate flooring, fitted wardrobes.

BEDROOM TWO



With a Upvc double glazed window to the rear elevation, fitted mirrored wardrobes, wall light points, coved ceiling, inset ceiling spot lighting, wood laminate flooring.

BEDROOM THREE



Double bedroom with a Upvc double glazed window to the rear elevation, fitted wardrobes.

BATHROOM/W.C

Fitted with a low level w.c, panelled bath with shower and glass screen, wash hand basin with under storage unit, part tiled walls, heated chrome towel radiator, Upvc double glazed window to the front elevation.

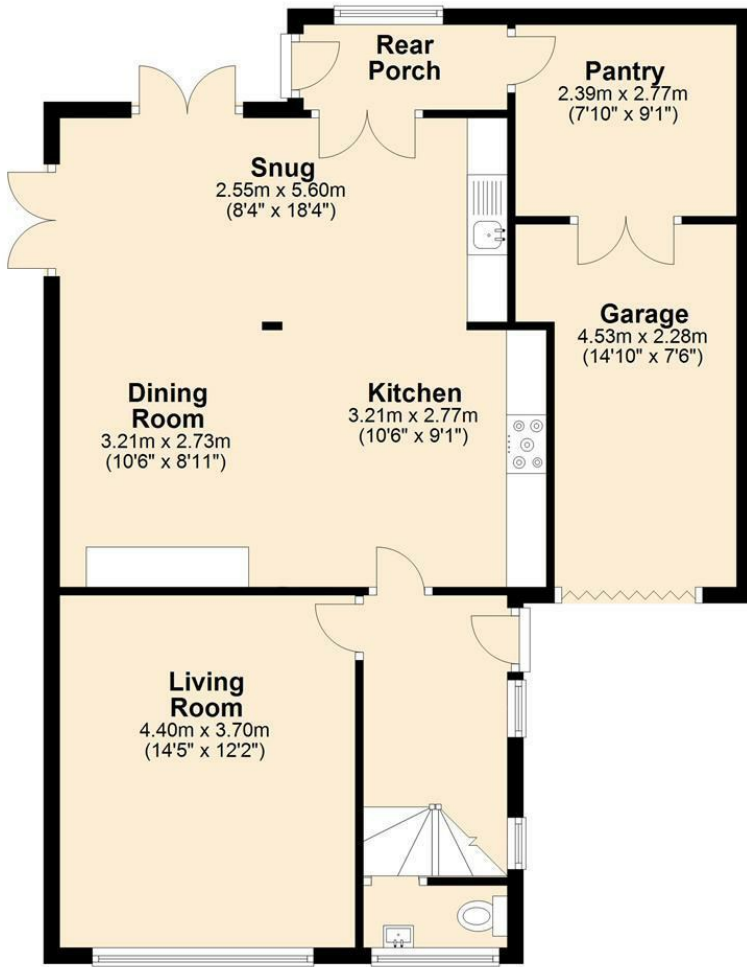
OUTSIDE



Externally the property has attractive landscaped gardens to the front and rear elevations along with driveway parking and single garage.

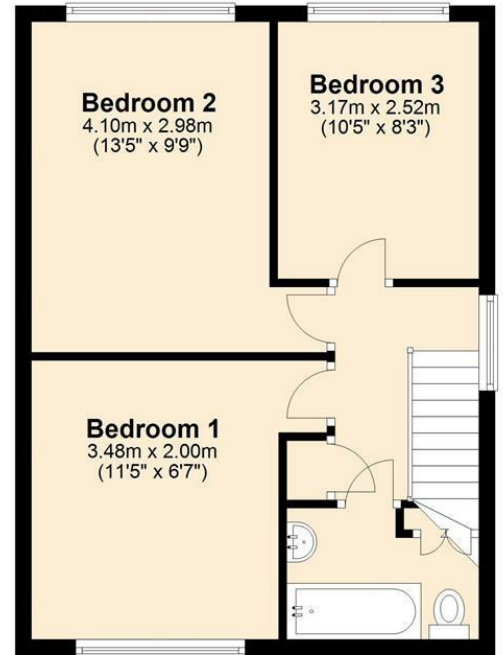
Ground Floor

Approx. 81.1 sq. metres (872.6 sq. feet)

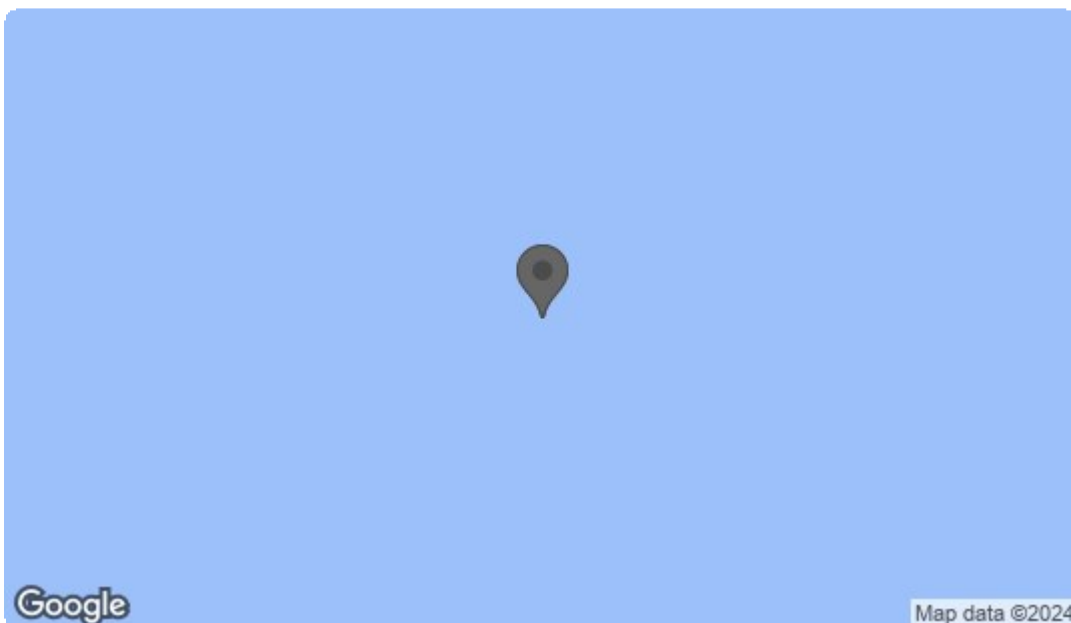


First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 124.2 sq. metres (1337.2 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		
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		
EU Directive 2002/91/EC		