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## 30 Barrymore Avenue, Warrington, WA4 1RT

**Offers In Excess Of £175,000**

TRADITIONAL SEMI DETACHED HOUSE, EXTENDED ACCOMMODATION, THREE BEDROOMS, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, ATTRACTIVE GARDENS, SINGLE GARAGE, IDEAL FIRST TIME BUY, SOUGHT AFTER LOCATION, VIEWING RECOMMENDED.

We are delighted to offer for purchase this traditional semi detached family home which although in need of some updating offers excellent extended accommodation with the benefit of no onward chain. Situated in a sought after location the accommodation briefly comprises: Entrance hallway, lounge with feature fireplace, dining room, kitchen, cloakroom/w.c, first floor landing, three bedrooms and a shower room/w.c. Externally the property has attractive gardens to the front and rear elevations along with a shared driveway and single garage. Viewing highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wall light point, dado rail.

## LOUNGE



With a Upvc double glazed window to the front elevation, double doors leading to the dining room, feature fireplace with "Living Flame" gas fire.

## DINING ROOM



With two sets of double doors giving access to the lounge and kitchen, wall light point, coved ceiling, access through to the cloakroom/w.c and under stairs storage area.

## KITCHEN



With a range of fitted units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the rear elevation, Upvc double glazed exterior door leading to the rear garden.

## DOWNSTAIRS W.C



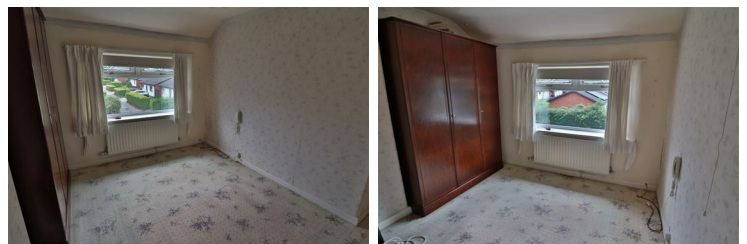
Fitted with a low level w.c and wash hand basin.

## FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

## MASTER BEDROOM



Double bedroom with a Upvc double glazed window to the front elevation.

### **BEDROOM TWO**

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

### **BEDROOM THREE**



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

### **SHOWER ROOM/W.C**



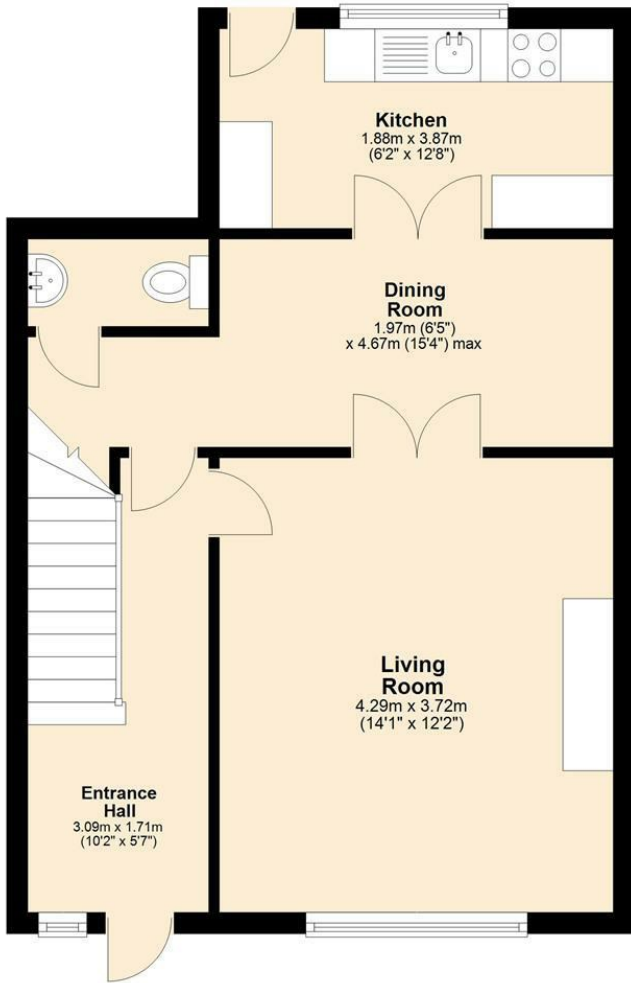
Fitted with a low level w.c and wash hand basin and shower area, tiled walls, Upvc double glazed window to the rear elevation.

### **OUTSIDE**

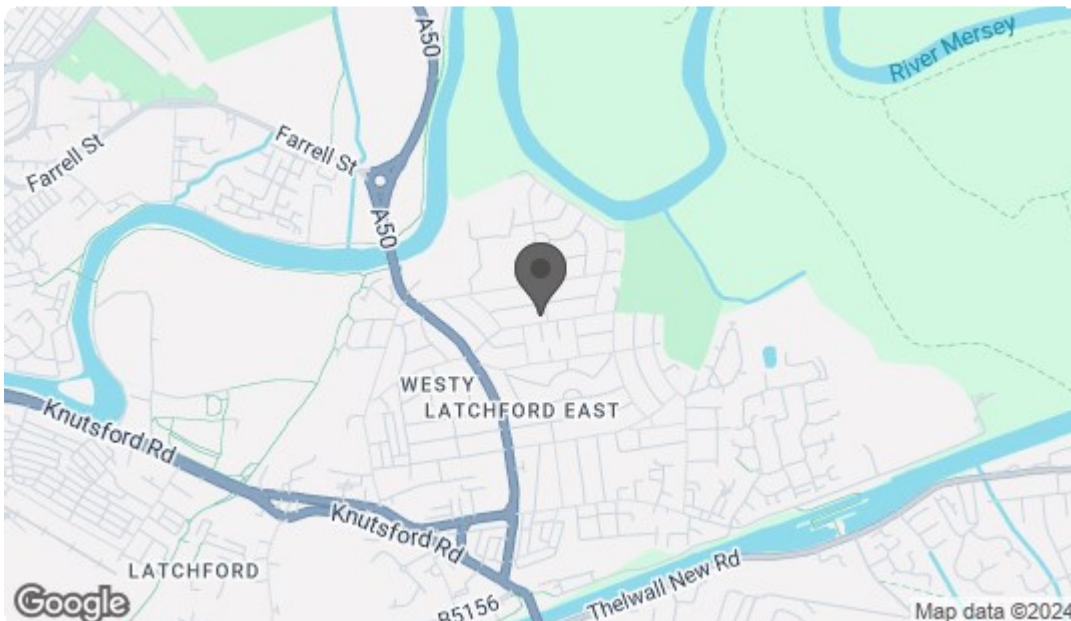
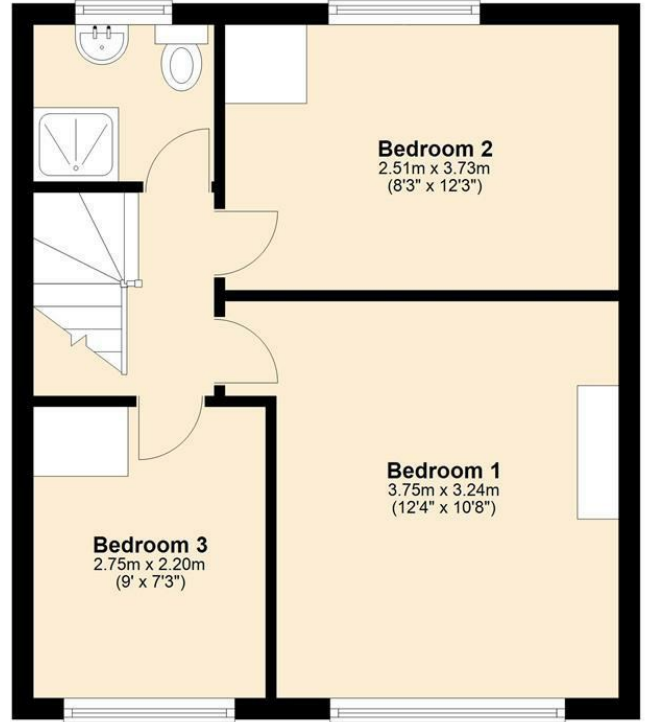


Externally the property has attractive gardens to the front and rear elevations along with shared driveway parking leading to a single detached garage.

## Ground Floor



## First Floor



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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	