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## 15 Adamson Close, Warrington, WA4 1GL

**Offers In Excess Of £195,000**

THREE BEDROOMS MEWS PROPERTY, POPULAR EDGEWATER PARK DEVELOPMENT, NO ONWARD CHAIN, MODERN OPEN PLAN KITCHEN/DINING ROOM, DOWNSTAIRS WC, THREE PIECE BATHROOM, ALLOCATED PARKING, ENCLOSED REAR GARDEN, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this modern three bedroom mid mews property which is located in a highly sought after location and benefits from Upvc double glazing and gas central heating. Arranged over two floors the accommodation briefly comprises: Entrance hallway, lounge, cloakroom/ WC, open plan dining kitchen with french doors leading out to the garden. To the first floor are three bedrooms and a bathroom with a white three piece suite.

Externally the property is approached over a paved pathway with adjacent lawned gardens.

To the rear is an enclosed garden laid to lawn with a patio area and access to the car park with an allocated space.

### ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

### LOUNGE



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

### DINING KITCHEN



Impressive open plan dining kitchen fitted with a modern 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, wood laminate flooring, part tiled walls, Upvc double glazed window to the rear elevation, Upvc double glazed French doors leading out to the rear garden, inset ceiling spot lighting.

### CLOAKROOM/W.C



Fitted with a low level w.c and pedestal wash hand basin, extractor unit.

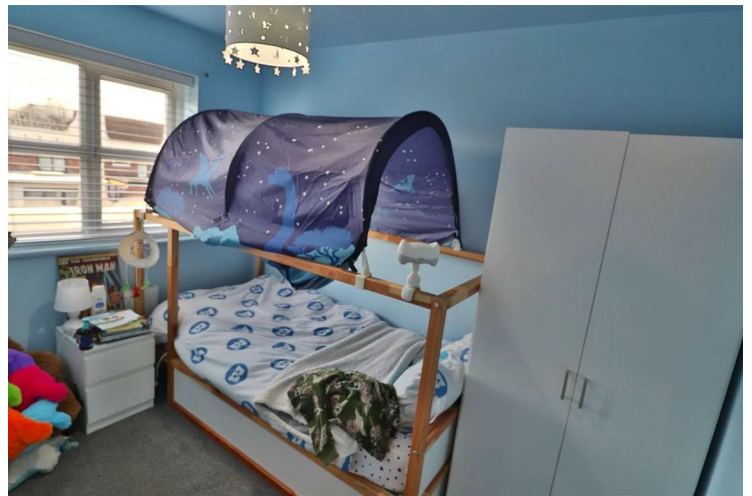
### FIRST FLOOR LANDING

### MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

### BEDROOM TWO



With a Upvc double glazed window to the rear elevation.

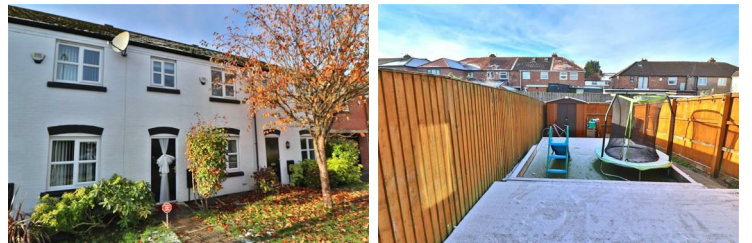
### BEDROOM THREE

With a Upvc double glazed window to the rear elevation.

### BATHROOM/W.C

Fitted with a low level w.c pedestal wash hand basin and panelled bath with shower over and glass screen, part tiled walls, Upvc double glazed window to the front elevation, extractor unit.

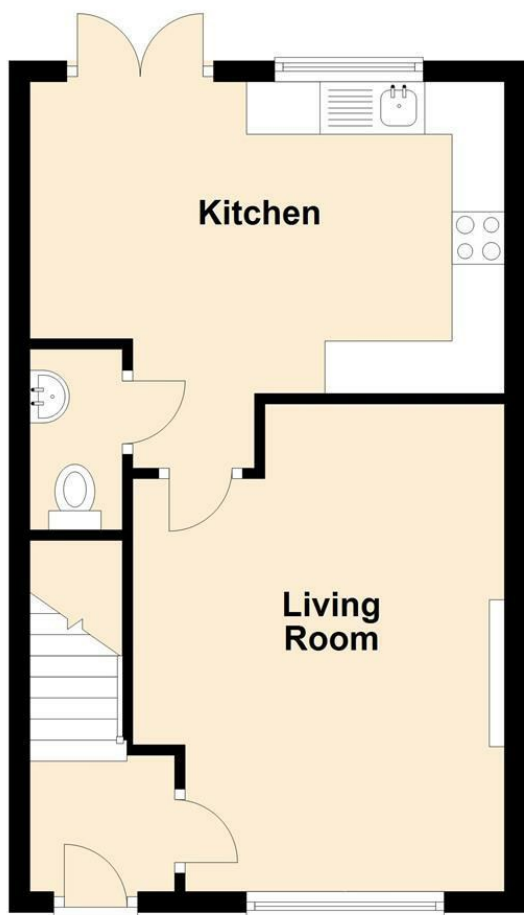
### OUTSIDE



Externally the property has garden areas to the front and rear with decked patio area and rear access gate leading to the allocated parking.

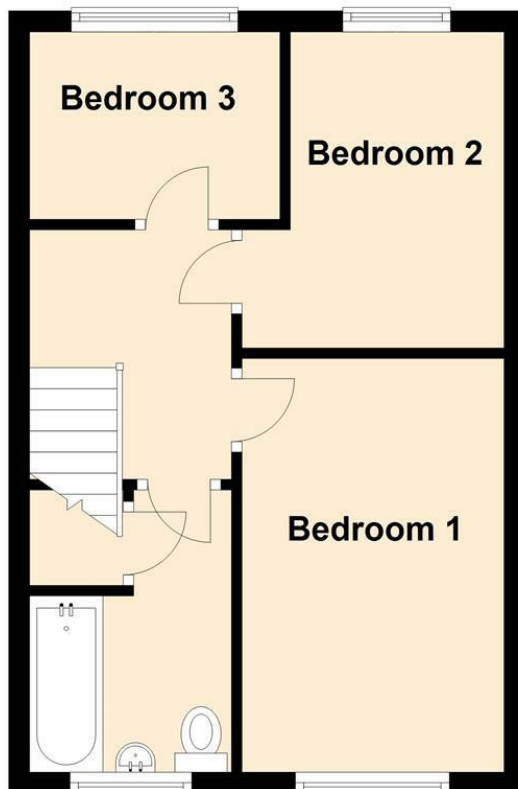
## Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)

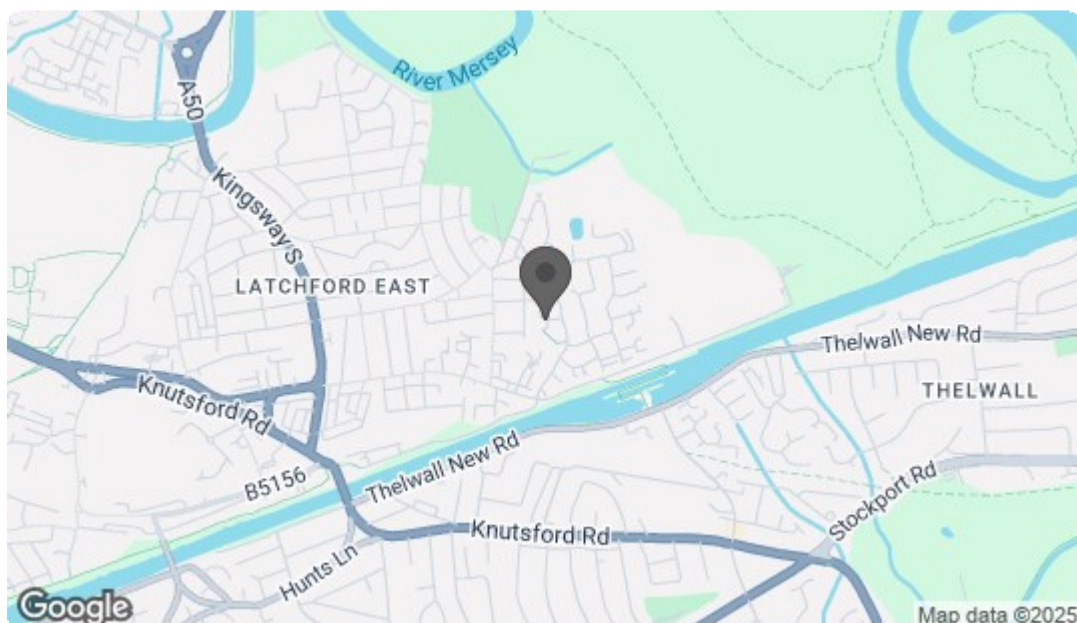


## First Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 66.8 sq. metres (718.6 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              |         |           |