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3 Fieldview Drive, Warrington, WA2 9BP

Offers In Excess Of £182,000

SEMI DETACHED HOUSE, INVESTMENT OPPORTUNITY, TENANT IN SITU, THREE BEDROOMS, UPVC DOUBLE GLAZING, EXTENDED ACCOMMODATION, POPULAR LOCATION, CLOSE TO LOCAL AMENITIES, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this extended family home which currently has a tenant in situ and is situated in a popular location.

With Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance porch, hallway, lounge with feature fireplace, open plan dining/family room, fitted kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations and a single garage. Viewing highly recommended.

ENTRANCE PORCH



Accessed via a Upvc double glazed front door.

HALLWAY



With stairs leading to the first floor accommodation, storage cupboard.

LOUNGE



With a Upvc double glazed window to the front elevation, feature fireplace with inset "Living Flame" gas fire dado rail, wall light points, coved ceiling, opening through to the dining/family room.

DINING/FAMILY ROOM



With Upvc double glazed French doors leading out to the rear elevation, dado rail.

KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 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.

FIRST FLOOR LANDING



MASTER 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.

BATHROOM/W.C



Fitted with three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over and glass screen, tiled walls, Upvc double glazed window to the rear elevation.

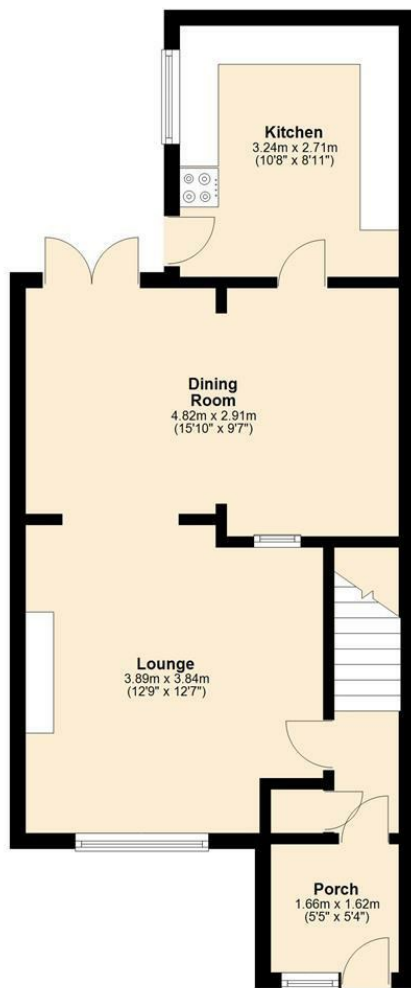
OUTSIDE



Externally the property has gardens to the front and rear elevations along with a single garage located in a separate block.

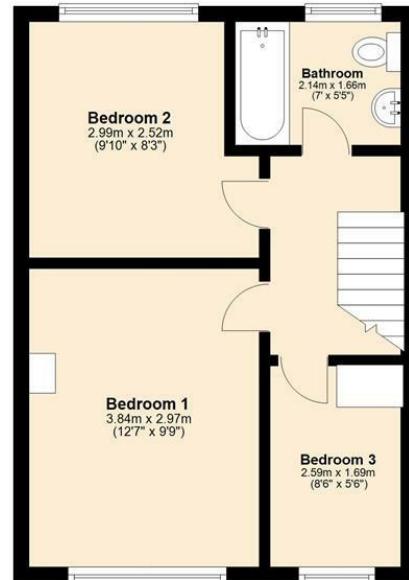
Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)

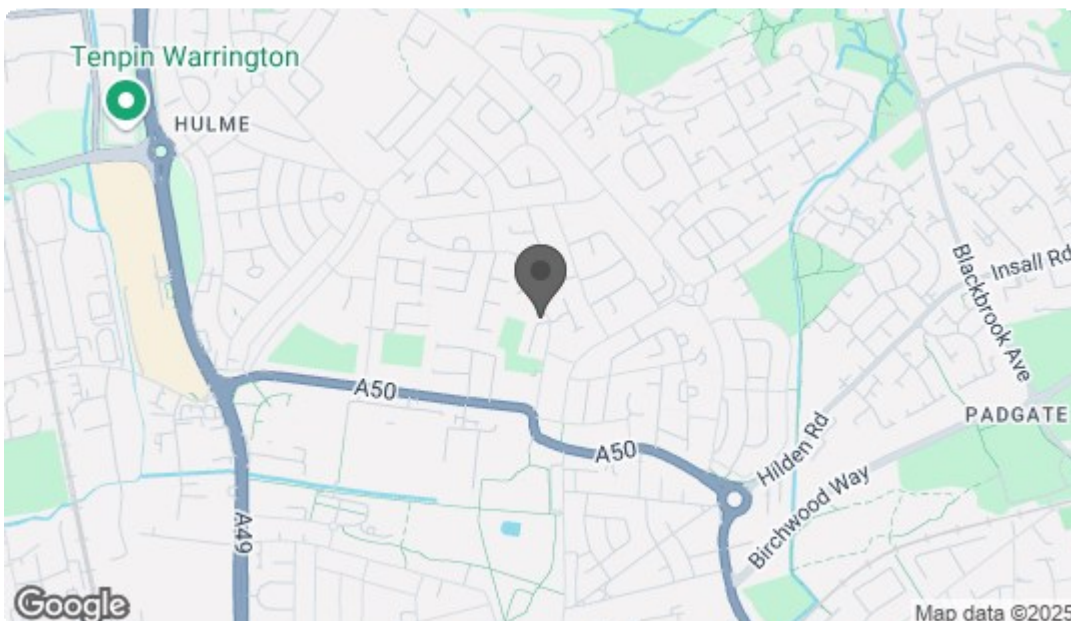


First Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 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		
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