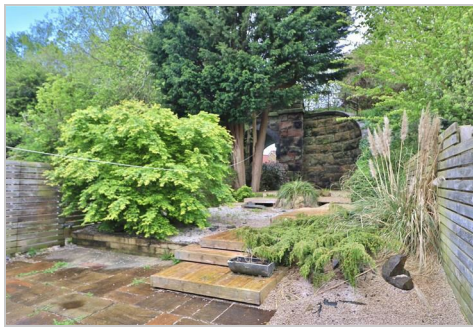


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26 Woolacombe Close, Warrington, WA4 2RU

Offers In Excess Of £260,000

STUNNING SEMI DETACHED PROPERTY, THREE BEDROOMS, IMPRESSIVE OPEN PLAN LIVING SPACE, KITCHEN WITH INTEGRATED APPLIANCES, IMPRESSIVE GARDEN, RECENT REWIRE TO 2025 STANDARDS, OFF ROAD PARKING, IMMACULATE THROUGHOUT. NO CHAIN.

We are delighted to offer for purchase this stunning semi detached property which is situated in a quiet cut de sac within easy reach of Stockton Heath village.

The accommodation briefly comprises; Entrance vestibule, open plan lounge, dining room and snug, contemporary fitted kitchen with induction hob, integrated fridge freezer and beko dishwasher. To the first floor, the property offers three double bedrooms and a family bathroom. Externally there is off road driveway parking to the front, and an attractive garden to the rear, with a large inbuilt koi pond in the decking area, and an easy to maintain Thai inspired stone garden. No chain involved.

The property benefits from gas central heating and Upvc double glazing throughout and has recently been rewired to 2025 standards.

The property is sure to attract a lot of attention, therefore early viewing is advised to avoid disappointment.

LOCATION

Occupying a desirable location in Latchford and within 10 minute walk away from the centre of Latchford Village which offers a variety of shopping options, cafes and coffee shops, Stockton Heath Village's only a 15 minute walk away. The area benefits from excellent transport links to Manchester, Liverpool and London. With local bus routes to the town centre, Warrington's railway stations can be found, and local motorway systems, including the M6 and M56, which allow for easy commuting.

ENTRANCE VESTIBULE

With garage access door.

LOUNGE



Good sized family lounge with archway access to the kitchen, with a Upvc double glazed window to the front elevation, ceramic tiled flooring, coved ceiling, Upvc double glazed window to the front elevation, access archway to the snug.

DINING ROOM/SNUG



Open plan to the kitchen, Upvc double glazed patio doors leading out to the rear garden, ceramic tiled floor tiled floor, coved ceiling.

KITCHEN



Fitted with a contemporary range of wall and base units, incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and induction hob with extractor over, integrated beko dishwasher and fridge freezer, plumbed for a washing machine, ceramic tiled floor, two Upvc double glazed windows overlooking the rear garden, Upvc external door to the side elevation.

FIRST FLOOR LANDING



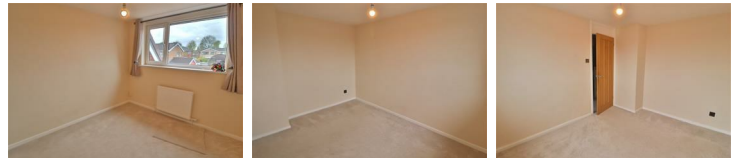
With access to the three bedrooms and the family bathroom.

BEDROOM 1



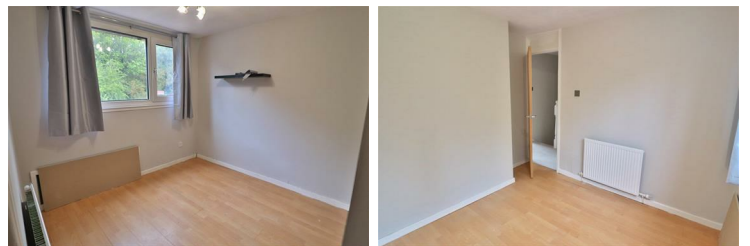
With a large Upvc double glazed window to the front elevation, and wooden flooring.

BEDROOM 2



With a large Upvc double glazed window to the rear elevation and carpeted flooring.

BEDROOM 3



With a Upvc double glazed window to the rear elevation and wooden flooring.

BATHROOM



Three piece suite comprising of a low level w.c, hand wash basin with under storage unit, and bath with shower over. Complete with in wall shelving, large mirror, inset ceiling spot lighting, tiled walls and ceramic tiled floor.

OUTSIDE



Externally the property has excellent block paved drive way parking leading to an integral single garage, and impressive gardens to the rear with a large inbuilt koi pond set within a decking area, and an easy to maintain Thai inspired stone garden.

Plus the property is just a 15 minute walk to Stockton heath centre and 10 minutes to Latchford Village.

GARAGE

With three access points.

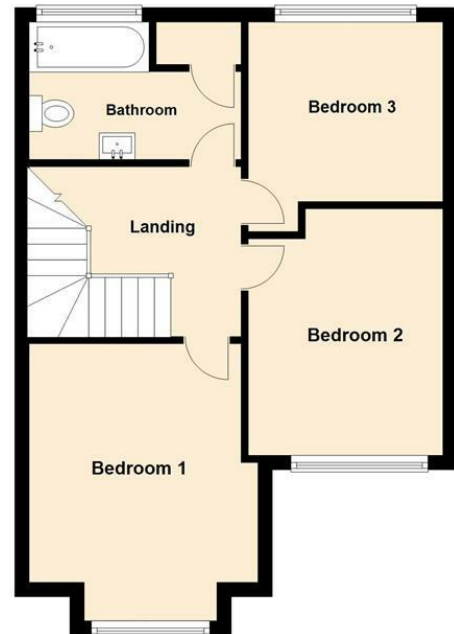
Ground Floor

Approx. 63.7 sq. metres (685.8 sq. feet)

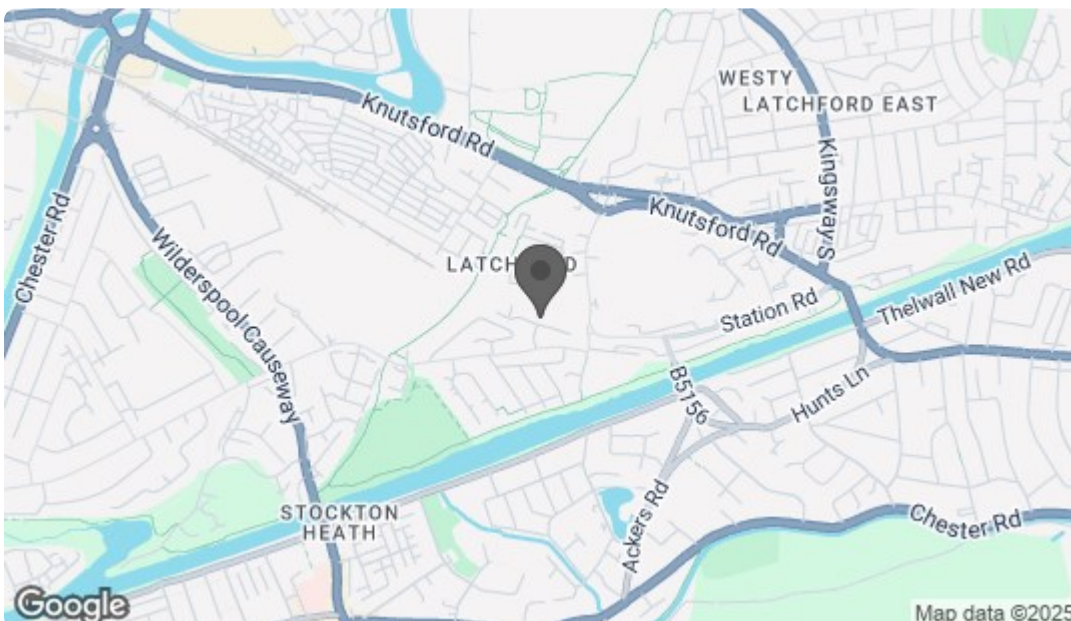


First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 105.0 sq. metres (1129.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		