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## 42 Frederick Street, Warrington, WA4 1HX

**Offers In Excess Of £270,000**

STUNNING SEMI DETACHED PROPERTY, THREE BEDROOMS, CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES, DINING ROOM WITH PATIO DOORS LEADING TO THE REAR GARDEN, HIGHLY SOUGHT AFTER LOCATION, UPVC DOUBLE GLAZING, IMMACULATE THROUGHOUT, ATTRACTIVE GARDENS AND DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning semi detached property which is situated in a highly sought after location with direct access to black bear wood with footpath access allowing an approximate 15 minute walk into Stockton Heath. Benefiting from Upvc double glazing and immaculate presentation, the accommodation briefly comprises: Entrance hallway, family lounge, open plan dining kitchen with patio doors leading to the rear garden and contemporary fitted units including integrated appliances, first floor landing, bay fronted master bedrooms, two further bedrooms and a bathroom/w.c. Externally the property has attractive gardens including a detached garden room/gym and off road driveway parking. Viewing highly recommended.



## ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, Upvc double glazed window to the side elevation, stairs leading to the first floor landing, wood laminate flooring, dado rail, under stairs recess.

## FAMILY LOUNGE



Good sized family lounge with a bay Upvc double glazed window to the front elevation, feature fireplace with cast iron insert, dado rail, coved ceiling, wood laminate flooring, wall light points.

## OPEN PLAN DINING KITCHEN



Fabulous open plan dining kitchen with patio door leading to the rear garden and fitted with a contemporary range of kitchen units incorporating a stainless steel sink unit with mixer tap, built in electric oven, microwave and induction hob with extractor and glass splash back, integrated dishwasher and fridge freezer, plumbed for a washing machine, space for a dryer, inset ceiling spot lighting, dual aspect Upvc double glazed windows, wood laminate flooring.

## FIRST FLOOR LANDING



With a Upvc double glazed window to side elevation, storage cupboard, loft access.

## MASTER BEDROOM



Good sized master bedroom with fitted wardrobes and a bay Upvc double glazed window to the front elevation.

## BEDROOM TWO



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

## BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## BATHROOM/W.C



Fitted with a white three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with mixer shower attachment and shower over bath with glass screen, tiled walls, Upvc double glazed window to the rear elevation, wood laminate flooring, chrome towel radiator.

## OUTSIDE



Externally there is excellent off road imprinted concrete driveway parking to the front elevation with gate access leading to the rear. The rear garden has a shaped patio, lawned area, established borders and vegetable patch. There is a versatile garden room which is currently being used as a gym but could be an ideal home office.



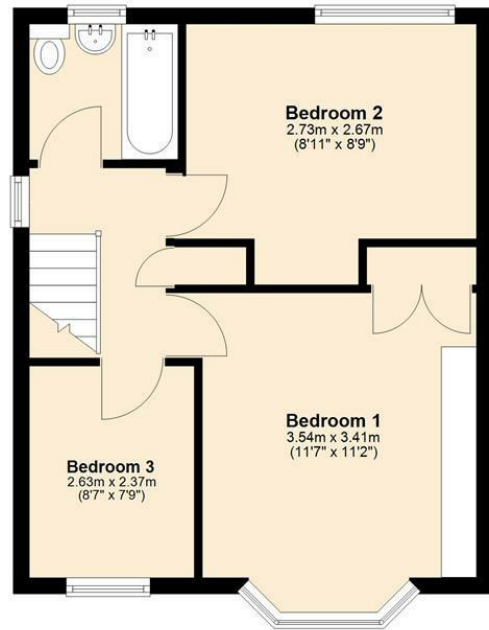
## Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)

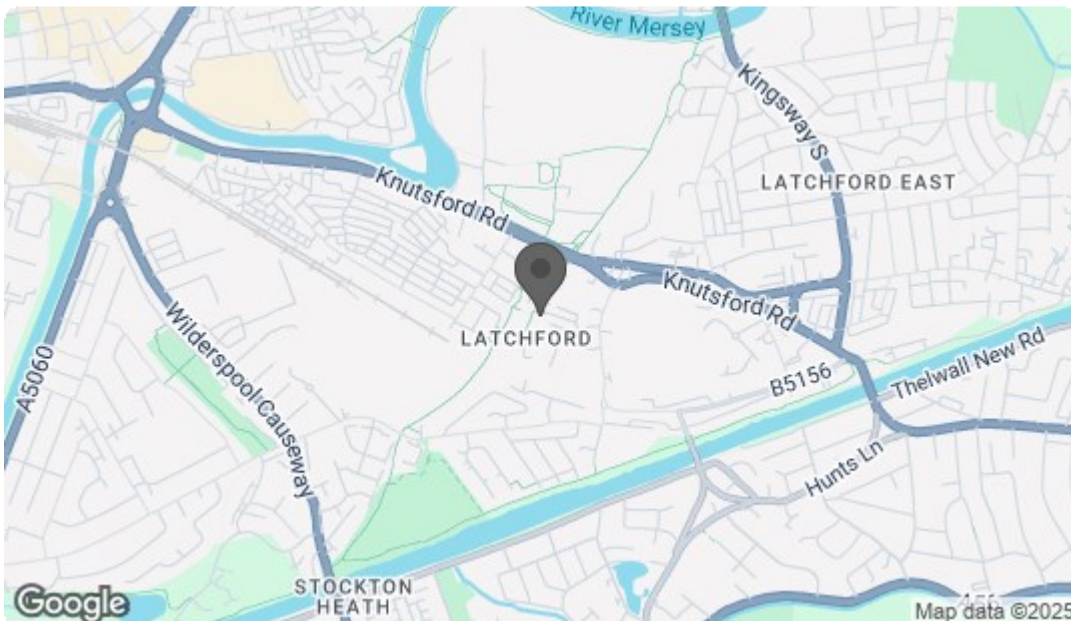


## First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 82.4 sq. metres (887.2 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>		
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