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## **7 Ackerley Close, Warrington, WA2 0DL**

**Offers In The Region Of £415,000**

ATTRACTIVE DETACHED FAMILY HOME, FOUR BEDROOMS, FREEHOLD TITLE, ENSUITE TO MASTER BEDROOM, SEPARATE LOUNGE AND DINING ROOM. CONSERVATORY/SUN LOUNGE, KITCHEN WITH BUILT IN APPLIANCES, UTILITY ROOM, FABULOUS GARDENS, DRIVEWAY AND INTEGRAL GARAGE, HIGHLY SOUGHT AFTER LOCATION. VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive detached family home which is situated in a highly sought after location and offers excellent sized accommodation. In need of some cosmetic upgrading the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, family lounge, separate dining room with French doors to the rear garden, impressive conservatory/sun room, kitchen with built in appliances, utility room, first floor landing, master bedroom with ensuite shower room, three further bedrooms and a bathroom/w.c. Externally the property has fabulous gardens, driveway parking and integral garage. Viewing highly recommended.

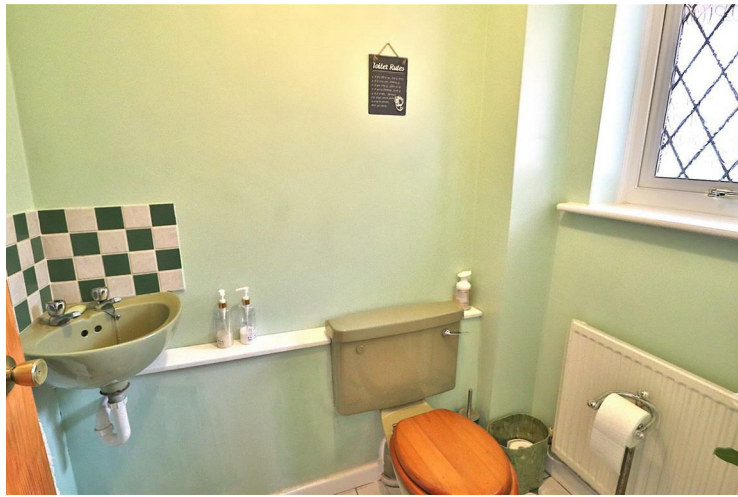


## ENTRANCE HALLWAY



Accessed via a double glazed front door, stairs leading to the first floor accommodation.

## CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basin, Upvc double glazed window to the front elevation.

## FAMILY LOUNGE



Good sized family lounge with dual aspect Upvc double glazed windows to the front and side elevations, feature fireplace, dado rail, coved ceiling, wall light points.

## DINING ROOM



With Upvc double glazed sliding patio doors opening to the rear garden, double doors opening through to the conservatory/sunroom, beamed ceiling, ceramic tiled floor, feature brick fireplace.

## CONSERVATORY/SUN ROOM



Impressive conservatory/sunroom with inset ceiling spot lighting, Upvc double glazed windows, French doors leading to the rear garden, ceramic tiled flooring, wall light points, feature brick arch with water feature.

## DINING KITCHEN



Fitted with a range of wall and base and display units incorporating a 1 1/2 bowl sink unit with mixer tap, integrated dishwasher and fridge freezer, range type cooker with extractor above,, Upvc double glazed window to the rear elevation, coved ceiling with inset ceiling spot lighting, ceramic tiled flooring.

## UTILITY ROOM



## FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation, loft access, storage cupboard, wall light point.

## MASTER BEDROOM

With a Upvc double glazed window to the front elevation, fitted mirrored wardrobes, coved ceiling, access to the ensuite shower room.

## ENSUITE SHOWER ROOM



Fitted with a low level w.c, wash hand basin and walk in shower enclosure, part tiled walls, Upvc double glazed window to the side 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 rear elevation, wood laminate flooring.

## BEDROOM FOUR



With a Upvc double glazed window to the rear elevation.

## BATHROOM/W.C



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

## OUTSIDE



Externally the property has gardens to the front and rear along with a block paved driveway allowing off road parking and leading to an integral garage with up and over door.

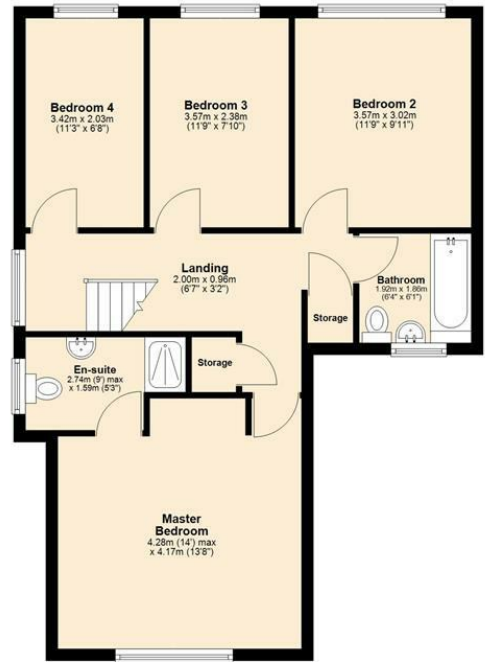
### Ground Floor

Approx. 112.4 sq. metres (1209.4 sq. feet)

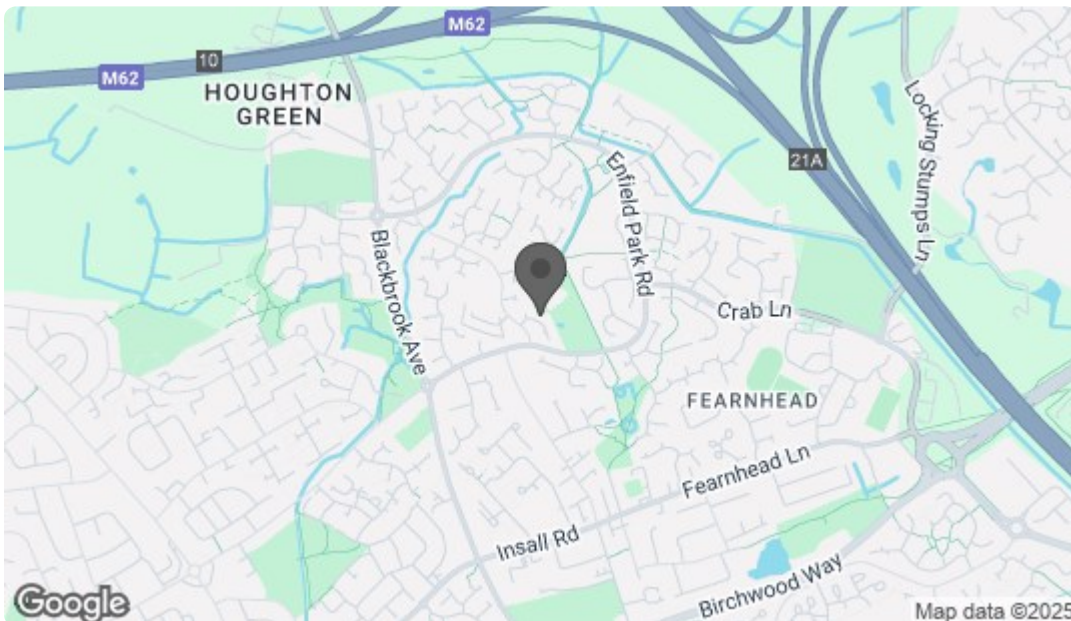


### First Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 176.9 sq. metres (1904.4 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		
EU Directive 2002/91/EC		
England & Wales		
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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