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## 5 Denver Road, Warrington, WA4 1NE

### Offers In The Region Of £219,950

FABULOUS SEMI DETACHED PROPERTY, THREE BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM WITH "LOG BURNER" AND FRENCH DOORS TO THE REAR GARDEN, KITCHEN WITH BUILT IN OVEN AND HOB, SOUGHT AFTER LOCATION, ATTRACTIVE REAR GARDEN, DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous semi detached property which is situated in a highly sought after location and has been maintained to a high standard throughout. Benefiting from gas central heating and UPvc double glazing the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room with French doors leading to the rear garden and "Log Burner", fitted kitchen with built in oven and hob, first floor landing, three bedrooms and a modern bathroom/w.c. Externally the property has off road driveway parking to the front elevation and an attractive enclosed rear garden. Viewing highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, wood laminate flooring, dado rail.

## FIRST FLOOR LANDING



Upvc double glazed window to the side elevation.

## OPEN PLAN LOUNGE/DINING ROOM



Impressive open plan lounge/dining room with a Bay Upvc double glazed window window to the front elevation, Upvc double glazed French doors leading out to the rear garden, feature fireplace with inset "Log Burner", wood laminate flooring, dado rail.

## MASTER BEDROOM



With a Bay Upvc double glazed window to the front elevation, original tiled fireplace, dado rail.

## KITCHEN



Fitted with a 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, part tiled walls, Upvc double glazed box bay window to the rear elevation plumbed for a washing machine, part tiled walls,, wood laminate flooring.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, coved ceiling, wood laminate flooring.

## BEDROOM THREE



With a Upvc double glazed window to the front elevation, wood laminate flooring.

## BATHROOM/W.C

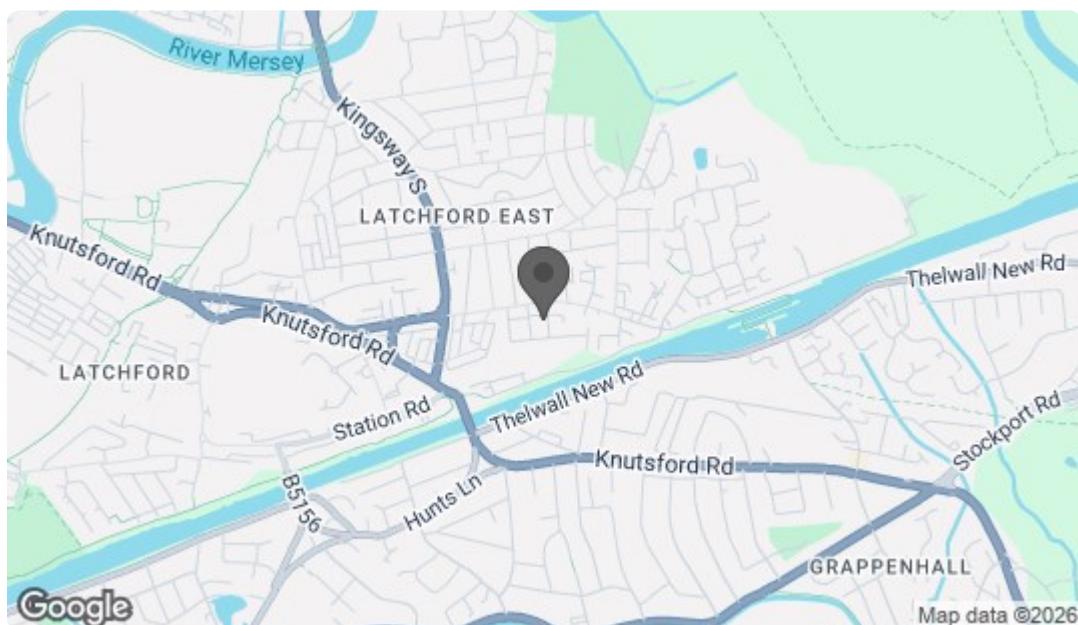


Fitted with a modern bathroom suite comprising: Panelled bath with mixer shower attachment and glass screen, wash hand basin with mixer tap and low level w.c, panelled walls, wood laminate flooring, heated chrome towel radiator, two Upvc double glazed windows to the side elevation.

## OUTSIDE



Externally the property has off road parking and an enclosed rear garden with decked and lawned areas.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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