



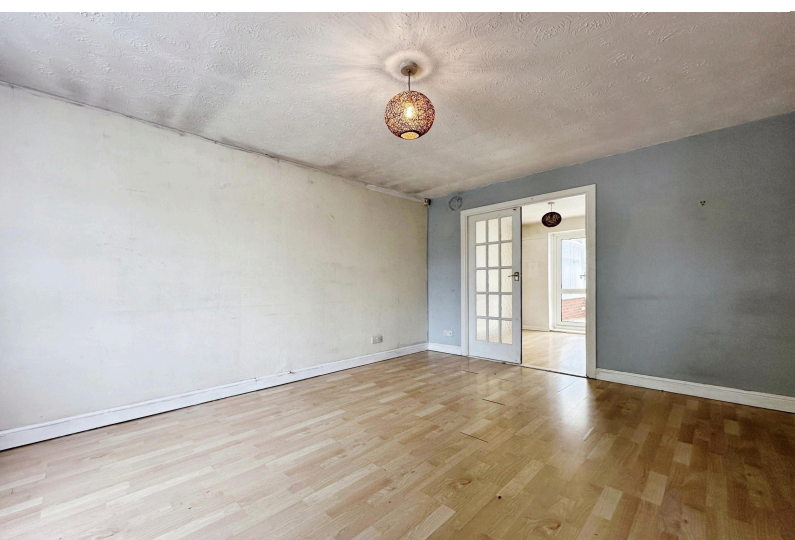
Oban Grove, Warrington, Cheshire

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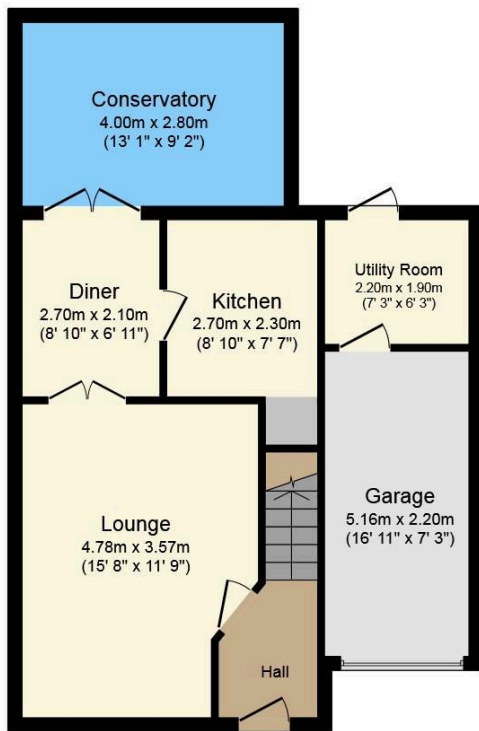
Asking Price £285,000



Infinite Property are delighted to bring to the market this 4 bed detached property in the popular Fernhead area. Offering 2 reception rooms, a conservatory, separate utility and a large garage in the garden, this property offers substantial living space as well as 4 bedrooms and 2 bathrooms. The property has ample off road parking as well as an integral garage. In brief the property consists of: Entrance hallway, leading into the lounge, kitchen / dining room, utility room, conservatory with double doors into the rear garden. Upstairs there are 4 bedrooms, 2 with fitted wardrobes, an en-suite off the master bedroom, and a family bathroom. Being sold with NO CHAIN, on a leasehold basis with 87 yrs remaining and a £35 a yr ground rent. The freeholder is Warrington Borough Council and a purchase of the freehold title may be possible.

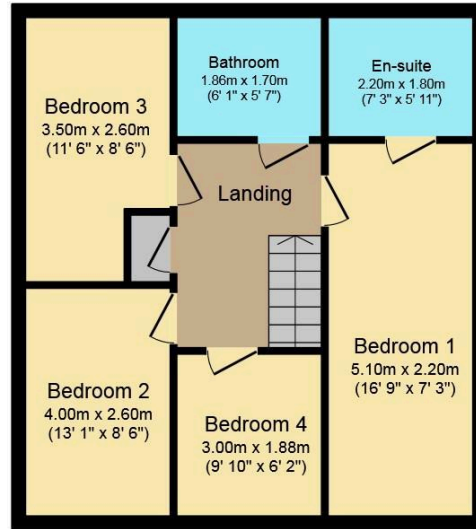






Ground Floor

Floor area 61.4 sq.m. (661 sq.ft.) approx



First Floor

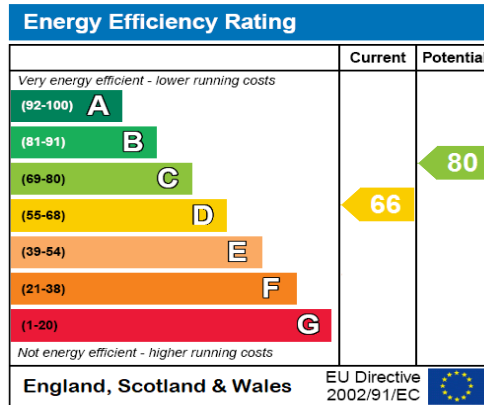
Floor area 51.5 sq.m. (555 sq.ft.) approx

Total floor area 112.9 sq.m. (1,215 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Monday to Friday 9-5:30, Saturday 9 -2

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