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Neville Avenue, Warrington, Cheshire

Asking Price £240,000





Infinite Property are delighted to bring to the market this well presented 3 bed semi detached home set on a very large plot offering enormous potential for anybody looking to extend or requiring additional space for parking / storage.

The property comprises of: An open entrance leading into a large lounge with gas fire, and double doors leading into the horseshoe kitchen with large dining area. Double patio doors lead out into the rear garden which has a patio seating area and is mostly laid to lawn.

Upstairs there are 3 bedroom, 2 of which have fitted furniture / wardrobes. The family bathroom has a shower over the bath, w.c and basin.

The property benefits from gas central heating, the boiler being 3 years old, and UPVC double glazing.

Sold as freehold, with no chain.





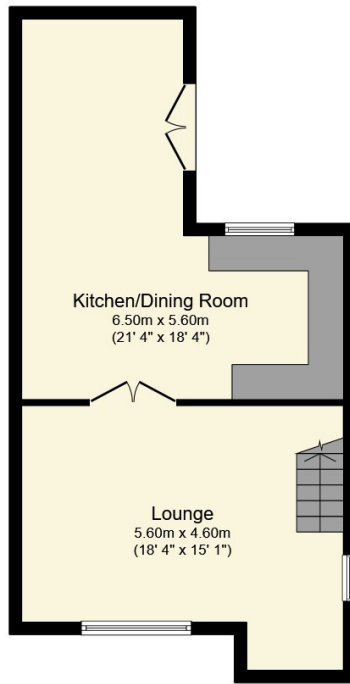


- 3 bedroom extended semi – detached
- Freehold
- Large driveway with off road parking for numerous cars
- No Chain
- Large plot with land to the side
- Kitchen with large dining area
- Lounge with media wall
- Patio doors into the rear garden



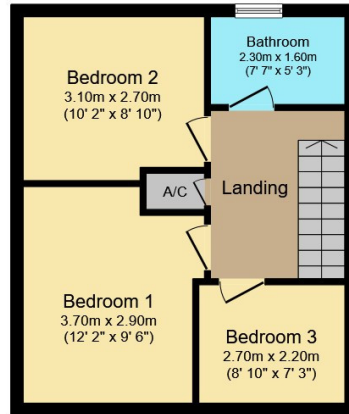






### Ground Floor

Floor area 47.9 sq.m. (516 sq.ft.) approx



### First Floor

Floor area 36.3 sq.m. (391 sq.ft.) approx

## 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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            | <b>70</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, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

### 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 a



### OPENING HOURS

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



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