



- Period Semi Detached
- Breakfast Kitchen
- Cellar
- Three Double Bedrooms
- Viewing Recommended
- Two Reception Rooms
- Utility Room
- Conservatory
- Large Rear Garden

Offers In The Region Of £295,000



Unexpectedly back on the market this delightful semi-detached house on Cinnamon Lane offers a perfect blend of period character and modern convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The natural light that floods through the windows enhances the warm and welcoming atmosphere throughout the property.

The house boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. This feature is particularly advantageous for families or guests, providing convenience and privacy.

Outside, the property offers parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This period home combines traditional charm with practical living, making it a wonderful opportunity for anyone looking to establish roots in Warrington. With its spacious layout and convenient amenities, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Entrance Porch

Partially glazed entrance door, Tiled floor with inset footwell. Coved and textured ceiling with central light point. Door leading to:

Entrance Hall

Open plan spindle and balustrade staircase with built under storage cupboard. Coved & textured ceiling with decorative corbels and light point. Wall light point and panel radiator. Built in cupboard housing the electric meter. Doors leading to all ground floor accommodation.

Lounge

13'3" x 14'7" (4.04 x 4.45)

Spacious lounge, with a large upvc bay window to the front elevation and a upvc window to the side providing maximum natural light. Coved and textured ceiling with central light point. Panel central

heating radiator and picture rail. Three wall light points and tv aerial connection. Feature log burning fire installed in the open chimney breast.

Dining Room

12'1" x 21'9" (3.68 x 6.63)

UPVC double glazed bay window to the side elevation. Feature fire surround, built in storage and display cabinet, picture rail and panel radiator. Coved ceiling with central light point.

Breakfast Kitchen

21'9" x 10'2" (6.63 x 3.10)

Large breakfast kitchen, fitted with a range of matching base and wall units finished in medium oak. 1 ½ bowl sink with chrome finish mixer taps, set into heat resistant work surfaces with tiled splash backs.

Stainless steel 6 ring gas hob and double electric oven range cooker, with a stainless steel, chimney style extractor fan and splash back above. Ceramic tiled floor and a textured ceiling with light points. French Doors leading to:

Conservatory

9'7" x 11'0" (2.92 x 3.35)

Hexagon shape full UPVC conservatory with leaded pattern glass, overlooking the rear garden. Tiled floor and wall lights. Opening lights and french doors opening out onto the garden.

Utility Room

Ceramic tiled floor, Hardwood Door and UPVC double glazed window to the side elevation. Sliding door leading to downstairs cloakroom and door leading to:





Cellar

21'8" x 9'8" (6.60 x 2.95)

The cellar area has been tanked to create a fully usable and functional room. Wall lights. Built in cupboard housing gas meter.

Downstairs WC

Fitted with a two piece white suite comprising of wash hand basin and low level wc. Fully tiled glass shower enclosure and electric shower. Ceramic tiled floor and splash back. Panel radiator and central light point.

Landing

Split level landing with a spindle balustrade. Large built in storage cupboard and walk in wardrobe with shelving, hanging rail and light. Coved ceiling with light point, smoke alarm and loft access. Doors leading to all first floor accommodation.

Bedroom 1

17'7" x 14'9" (5.36 x 4.50)

Large double bedroom with two Upvc double glazed windows to the front elevation. Coved ceiling with central light point. Panel radiator and wall light.

Bedroom 2

12'1" x 11'4" (3.68 x 3.45)

Double Bedroom with Upvc double glazed window to the side elevation. Coved ceiling with central light point and panel radiator.

Bedroom 3

10'4" x 10'3" (3.15 x 3.12)

Double bedroom with Upvc double glazed window to the rear elevation. Coved ceiling with central light point and panel radiator.

Bathroom

10'7" x 7'11" (3.23 x 2.41)

Fully fitted with a matching white three piece suite, with chrome finish fittings, comprising of panel enclosed bath with mixer shower taps and a triton electric shower above. Vanity wash hand basin and low level wc. Glass shower screen, chrome heated towel rail, panel clad ceiling with sunken halogen spot lights and fully tiled walls. Built in shelving and storage unit housing a Worcester central heating boiler. Upvc double glazed window to the side elevation and laminated flooring.



Externally

The property is approached by a paved pathway leading to the front door and a small garden area laid principally to lawn with mature shrubs, enclosed by a brick built wall with wrought iron railings and gates.

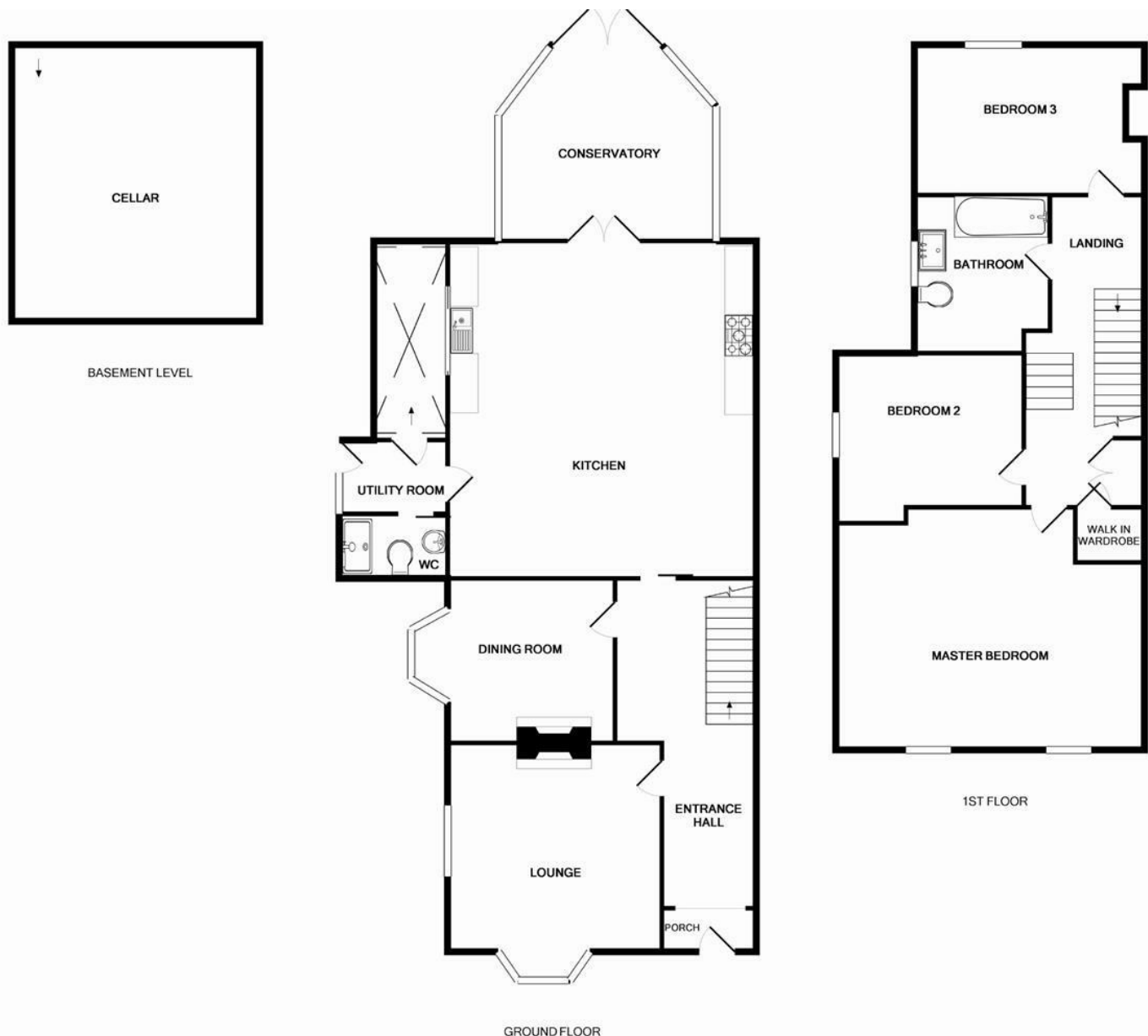
To the side is a block paved driveway providing off road parking for two cars and leading to the rear garden.

To the rear is a large garden laid principally to lawn with well stocked borders, crazy paved pathways, a patio area and a pond, all enclosed by a timber panel fence.

Information

Conservation Area
No
Flood Risk
Very low
Floor Area
1,528 ft² / 142 m²
Plot size
0.08 acres
Broadband





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	60	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	1	1
EU Directive 2002/91/EC		