



155 Gorsey Lane., Warrington, WA2 7RX
£199,000

Gorse Lane.

Warrington WA2

This delightful end of terrace three bedroom property has been fully refurbished with new windows and doors and a newly fitted kitchen and utility room. With no onward chain the property has a delightful walled rear garden with parking to the side.





General description

Located on the ever popular Gorsey Lane, this three bedroom property is fully refurbished and very well presented and in move in condition. The welcoming light entrance hallway leads to the lounge, kitchen diner and utility room. The kitchen to the rear has French doors opening out onto the patio of the walled rear garden. Upstairs there are three well proportioned bedrooms and a family bathroom. All rooms have the benefit of newly fitted double glazing and there is a new main gas combi boiler with a 5 year guarantee.

Hallway

14'0" x 5'1"

Entry to the house is through the newly fitted composite front door which opens into the bright and welcoming entrance hallway. Features include a single radiator, light oak effect laminate flooring and a central ceiling light.



Lounge

13'10" x 12'4" into bay

The well proportioned lounge is to the front of the property and overlooks the front garden. Features include an Adams style wooden fire surround, single radiator, newly fitted laminate flooring and a central ceiling light.



Kitchen

13'9" x 12'1"

To the rear of the property the newly fixed kitchen includes a range of gloss grey base units and white wall units. Other features include white marbled worktops, an electric hob, extractor hood, a grey sink with chrome mixer tap and multiple spaces for a variety of appliances. Additionally there is a useful walk in pantry with shelving for storage and new upvc French doors that open out onto the patio and rear garden.

Utility Room

9'2" x 4'11"

Fitted with light grey gloss base storage units and a white marbled worktop. The main combi boiler is located here which is newly fitted and has a 5 year guarantee.

Bedroom 1

12'4" x 12'2"

Overlooking the rear garden the master bedroom has the benefit of fitted wardrobes, a single radiator and a central ceiling light.



Bedroom 2

11'5" x 10'9"

Overlooking the front of the property the second bedroom has fitted wardrobes and a single radiator and a central ceiling light.

Bedroom 3

7'10" x 7'10"

Good sized third bedroom with a single radiator and central ceiling light.



Bathroom

7'10" x 6'6"

The main family bathroom has a white suite including a white plastic bath with thermostatic shower over and a glass/chrome shower screen. A dual flush wc and a white vanity unit with ceramic sink and chrome mixer tap. Access to the loft is also located here.



External

To the front there is an enclosed garden bordered with a mature hedge and wall. The rear garden is a combination of patios and lawn and is fully enclosed with a wall with rear access gate. Additionally there is a useful storage shed.



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an

exact scale and its accuracy is neither implied nor guaranteed.

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to sales@bridgewaterel.co.uk.

Gorse Lane. Warrington WA2

- End terrace
- Fully refurbished
- New Windows and doors
- New boiler
- EPC Level D
- Council Tax band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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 EU Directive 2002/91/EC		



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