



9 ELM TREE AVENUE WARRINGTON, WA1 4HZ

**£395,000
FREEHOLD**

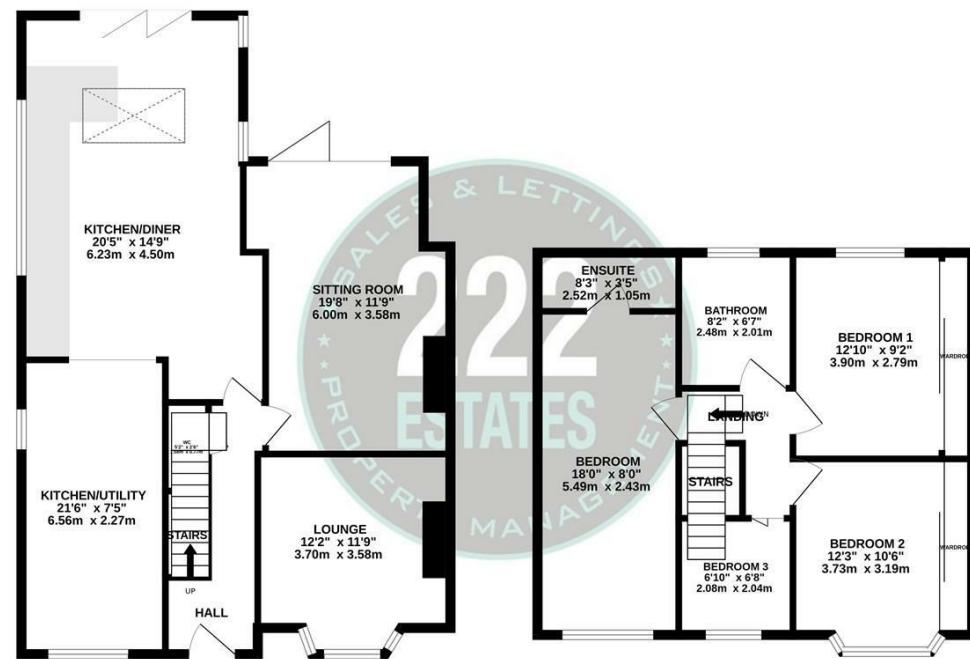
This wonderful four bedroom home has benefited from a double storey extension to the side and single story extension to the rear and provides so much living space it would just be perfect for a growing family. Positioned in a quiet Padgate cul de sac, the property provides driveway parking to the front for several vehicles occupying a generous plot within the Kings Academy catchment area. Warrington Town Centre has undergone somewhat of a renaissance in recent years and it is just a short drive away, whilst motorway links to Manchester, Liverpool and further afield are within easy reach.

Internally the property has a fantastic footprint with plenty of living space. Tastefully decorated throughout, the property briefly comprises; entrance hallway leading to comfy bay fronted living room to the front with wood burner. Second living room is an even more generous space with patio doors at the rear overlooking the garden. Downstairs WC from hallway.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance 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		EU Directive 2002/91/EC	

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