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HOWELL & CO.
SALES & LETTINGS

64 Ollerton Close, Warrington, WA4 2UD

Offers In Excess Of £230,000

ATTRACTIVE SEMI DETACHED HOUSE, TWO DOUBLE BEDROOMS, UPVC DOUBLE GLAZING. ELECTRIC HEATING, EXCELLENT DRIVEWAY PARKING, FRONT AND REAR GARDENS, HIGHLY SOUGHT AFTER LOCATION, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive modern semi detached property which is situated in a highly sought after location and offers goos sized accommodation. Benefiting from Upvc double glazing, electric heating and FREEHOLD title the property briefly comprises: Entrance hallway, lounge, fitted kitchen, cloakroom/w.c, first floor landing, two double bedrooms and a bathroom/w.c. Externally the property has front and rear gardens and driveway parking. Viewing highly recommended.

ENTRANCE HALLWAY

LOUNGE

Good sized lounge opening through to the kitchen, Upvc double glazed window to the front elevation.

KITCHEN

Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, extractor hood, plumbed for a washing machine and dishwasher, part tiled walls, wood laminate flooring, Upvc double glazed window to the rear elevation, Upvc double glazed exterior door leading to the rear garden.

CLOAKROOM/W.C

Fitted with a low level w.c, Upvc double glazed window to the rear elevation, wood laminate flooring.

FIRST FLOOR LANDING

MASTER BEDROOM

Excellent sized master bedroom with two upvc double glazed windows to the front elevation.

BEDROOM TWO

Second double bedroom with a Upvc double glazed window to the rear elevation.

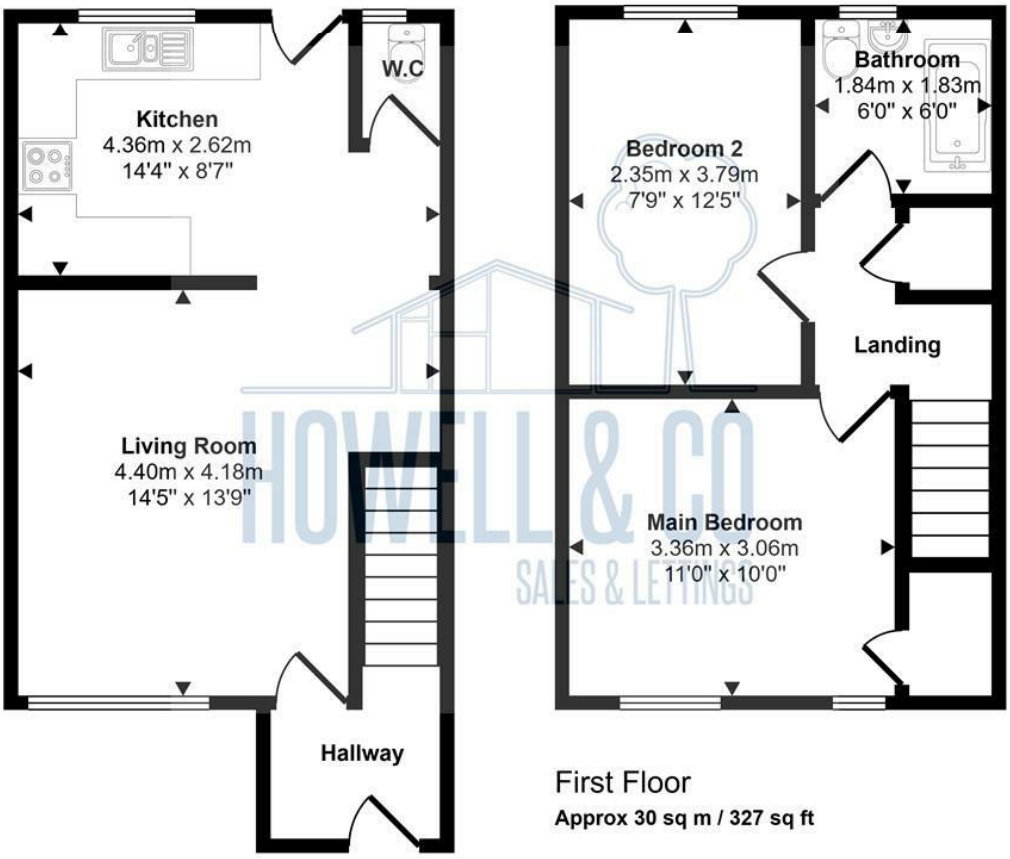
BATHROOM/W.C

Fitted with a low level w.c. vanity wash hand basin and panelled bath with mixer shower attachment and glass screen, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE

Externally the property has excellent off road driveway parking along with garden to the front and rear elevations.

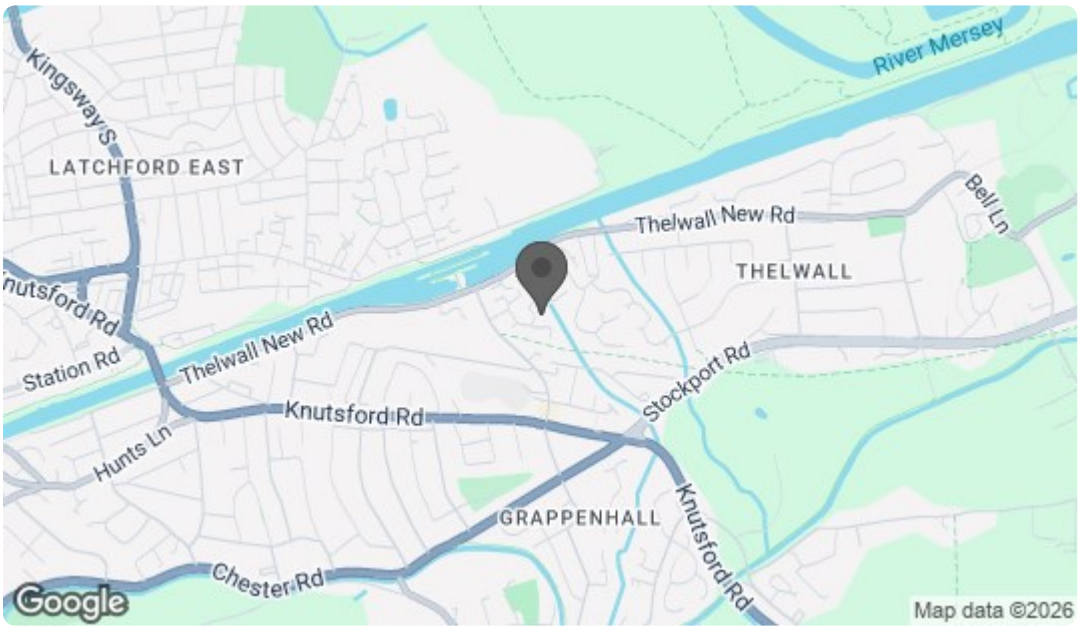
Approx Gross Internal Area
63 sq m / 677 sq ft

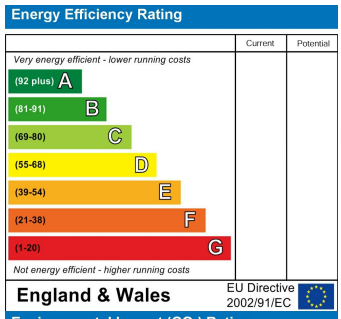


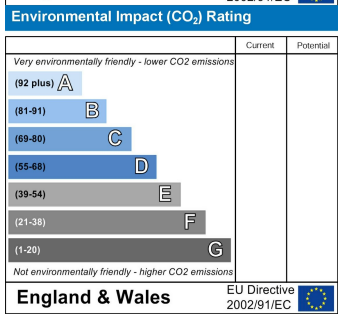
First Floor
Approx 30 sq m / 327 sq ft

Ground Floor
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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