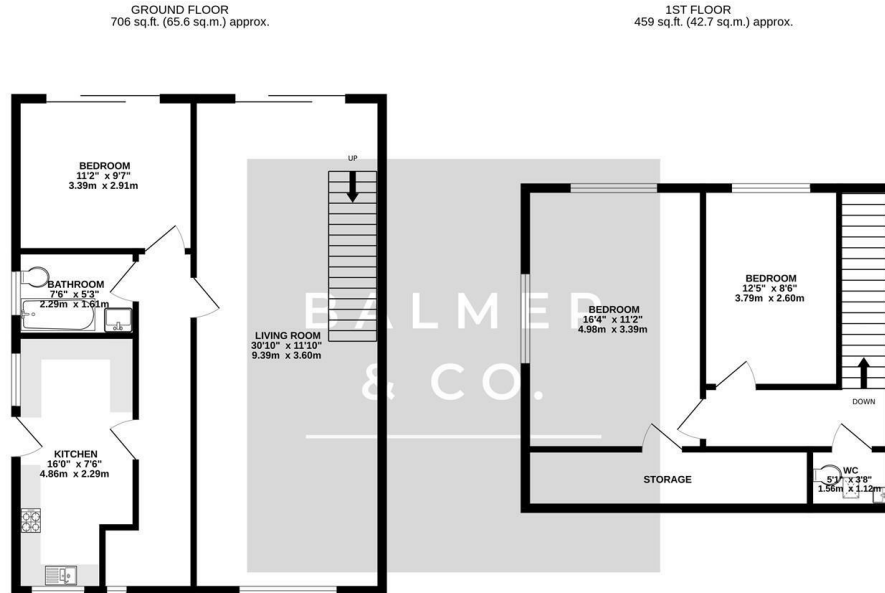


Kenilworth Road, Warrington, WA3 2AZ
Offers Over £230,000



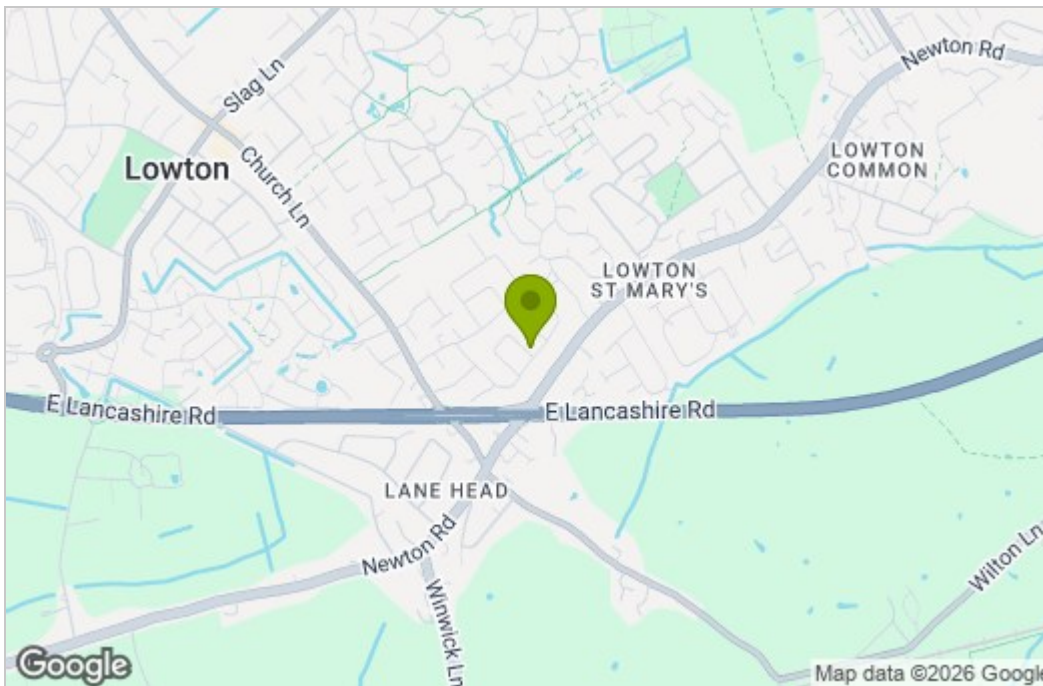
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached bungalow situated within a popular and well regarded residential location in Lowton. Offered with NO ONWARD CHAIN this property offers excellent living accommodation throughout. Comprising in brief of entrance hallway, large open plan living/dining room, fitted kitchen with integrated appliances, ground floor bedroom, with a three piece family bathroom completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes, second large double bedroom, with a W.C, completing the accommodation on offer. Externally the property is garden fronted with a driveway providing off-road parking, whilst to the rear there is a North-West facing, fully enclosed garden with a detached single garage providing external storage. The property is situated immediately within walking distance of St. Catherines RC Primary School and is within close distance of both Lowton and Golborne High Schools. Early viewings highly recommended, all enquiries welcome.

Floor Plan

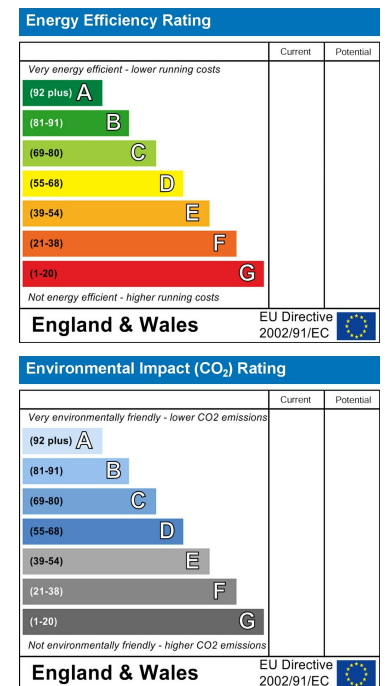


TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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Area Map



Energy Efficiency Graph



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.