



**66 Heralds Green
Kingswood, WA5 7WT**

**Offers In The Region Of
£478,000**

MODERN Extended Detached, Freehold TITLE, STUNNING Family Kitchen, Four BEDROOMS, NO Onward Chain, En-Suite to MAIN, DOWNSTAIRS WC, Popular LOCATION, LOW Maintenance Garden, Block Paved DRIVEWAY.

Nestled in the charming area of Heralds Green, Kingswood, Warrington, this splendid detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes three well-appointed reception rooms, providing ample space for relaxation, entertaining guests, or enjoying family time.

The two bathrooms are thoughtfully designed, ensuring convenience for all residents. The house is set in a tranquil neighbourhood, making it a peaceful retreat while still being conveniently located near local amenities and transport links.

This property presents an excellent opportunity for those looking to settle in a desirable area, combining modern living with a touch of traditional charm. Whether you are a growing family or simply seeking more space, this home is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

ENTRANCE HALLWAY

Composite double glazed front door with adjacent double glazed windows, tiled flooring, spot lighting, ceiling coving, stairs to first floor and central heating radiator.



DOWNSTAIR WC

UPVC double glazed window to the side elevation, Oak style door, half tiled walls, modern heated towel rail, low level WC and vanity sink unit.



LOUNGE

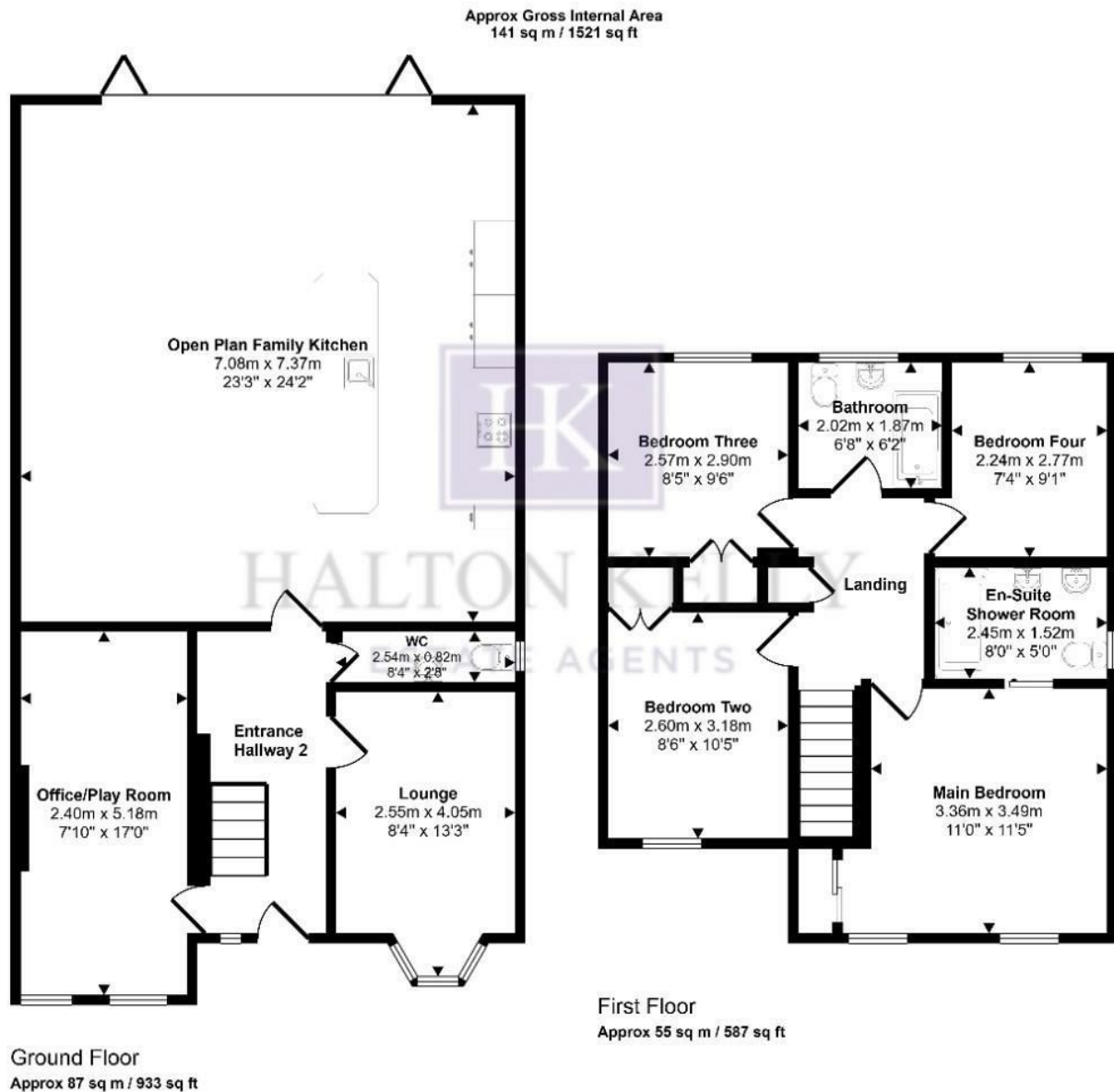
UPVC double glazed bay window to the front elevation, Oak style door, ceiling coving and central heating radiator.



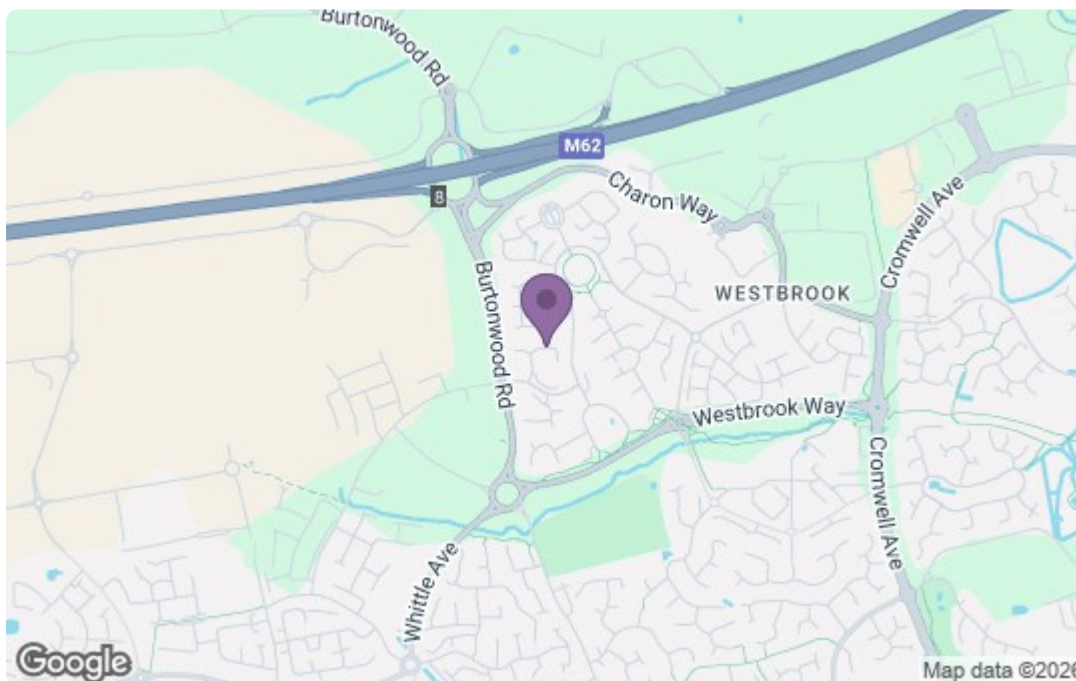
OFFICE/PLAY ROOM

UPVC double glazed window to the front elevation, spot lighting, Oak style door and central heating radiator.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(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		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.