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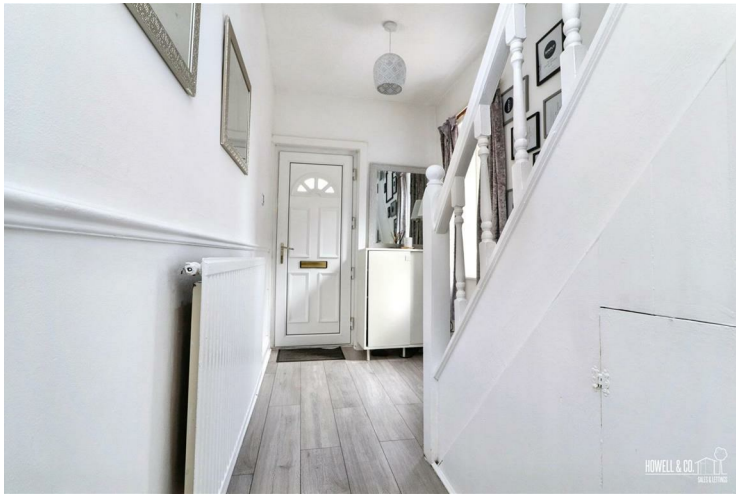
## 131 Slater Street, Warrington, WA4 1DW

**Offers In Excess Of £205,000**

SEMI DETACHED HOUSE, THREE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, MODERN KITCHEN , UPVC DOUBLE GLAZING, DOWNSTAIRS CLOAKROOM/W.C., DRIVEWAY PARKING, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

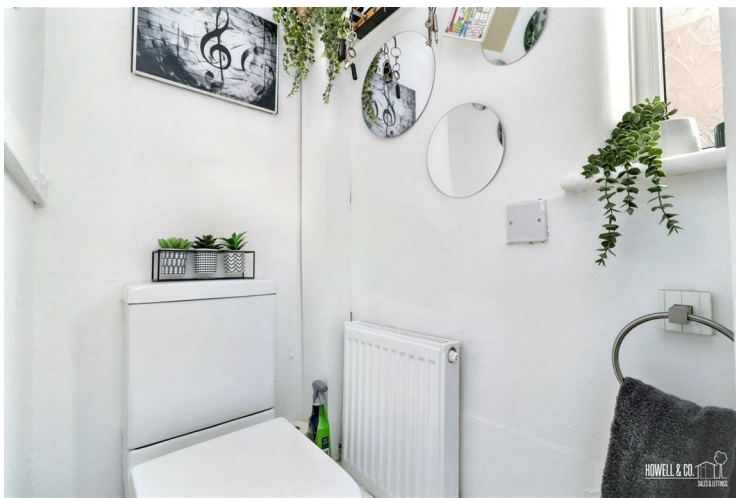
We are delighted to offer for purchase this well presented semi detached family home which is situated in a sought after location and benefits from "No Onward Chain". With Upvc double glazing, the accommodation briefly comprises: Entrance hallway, cloakroom/w.c., lounge with feature fireplace, separate dining room, fitted kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations along with driveway parking. Viewing highly recommended.

### Entrance Hallway



With stairs and window to side elevation.

### Downstairs cloakroom/ W.C



Fitted with a low level WC. Upvc double glazed window to the side elevation.

### Lounge



spacious lounge with Upvc double glazed window to the front elevation, feature fireplace.

### Dining Room



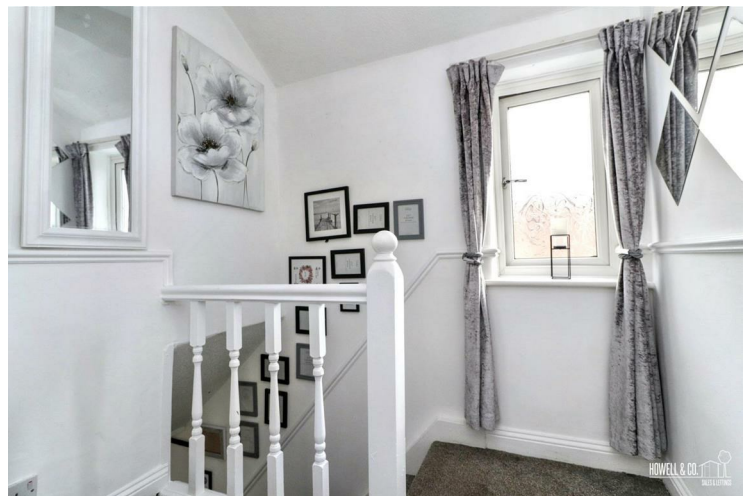
Good sized dining room with Upvc french doors to the rear elevation.

### Kitchen



Fitted with a range of wall and base units and granite work surfaces. Incorporating 1 1/2 aluminium sink with mixer tap and a range of free standing equipment. Part tiles walls. Upvc windows to the side elevation. Plumbed for a washing machine.

### First floor landing



with Upvc double glazed window to side elevation and doors to all bedrooms and family bathroom

## Master bedroom



Good sized double bedroom with Upvc double glazed window to the front elevation.

## Bedroom Two



Good sized double bedroom with Upvc double glazed window to the rear elevation.

## Bedroom Three



good sized bedroom with Upvc double glazed window to the front elevation.

## Bathroom/WC



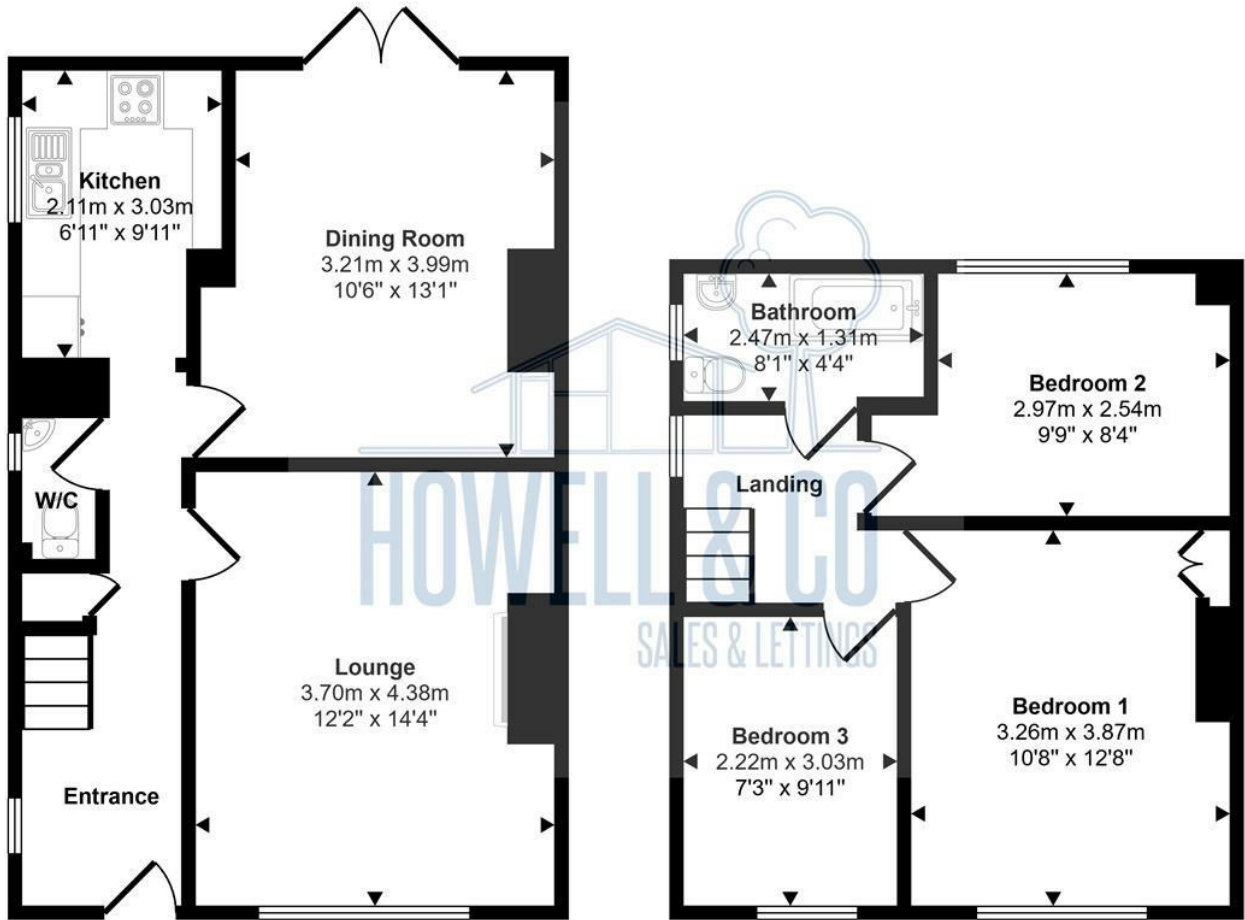
Fitted with a three piece suite comprising of wash hand basin with mixer tap, low level W.C. and bath with shower over. Part tiled walls. Upvc window to the side elevation.

## Outside areas



Externally the property has garden areas to the front and rear along with driveway parking.

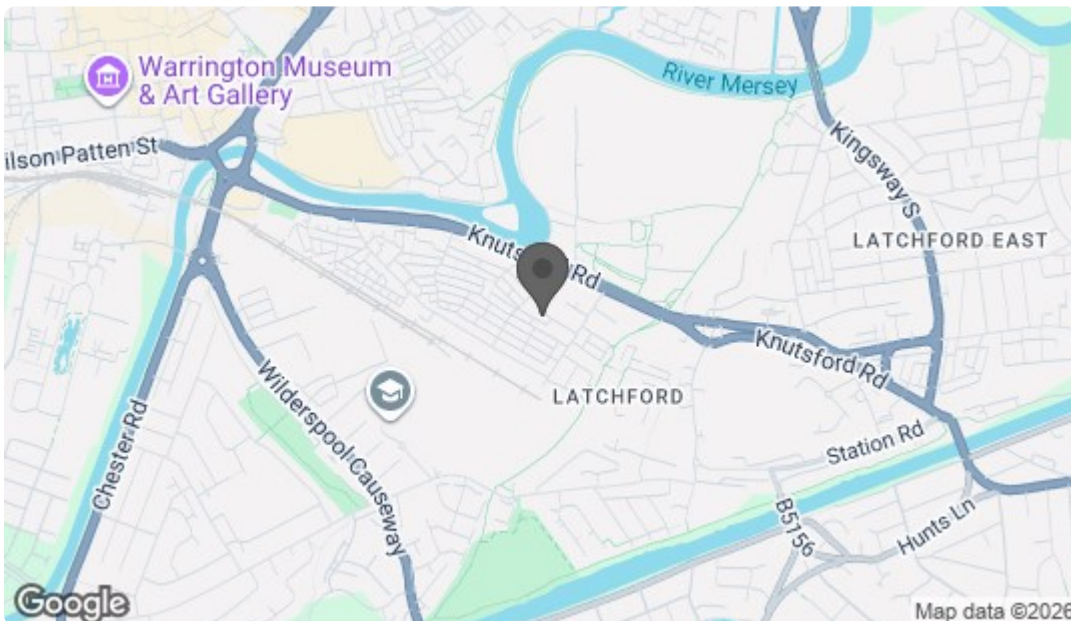
Approx Gross Internal Area  
84 sq m / 904 sq ft



**Ground Floor**  
Approx 47 sq m / 508 sq ft

**First Floor**  
Approx 37 sq m / 396 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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