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3 Aveley Close, Warrington, WA1 3UD

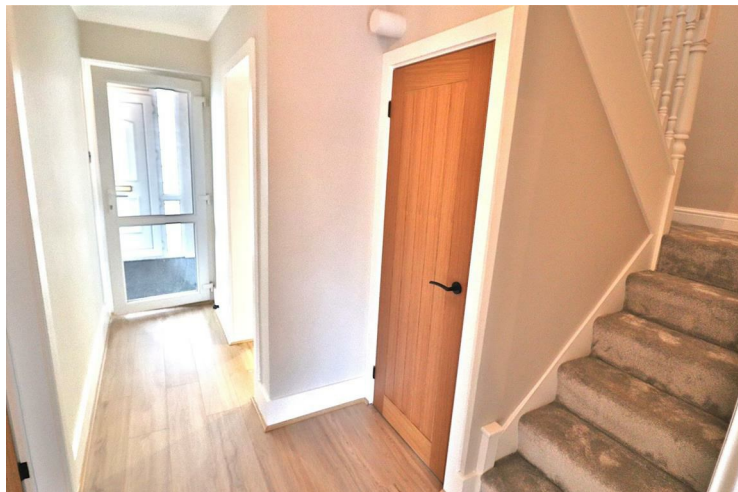
Offers In The Region Of £285,000

STUNNING SEMI DETACHED HOUSE, THREE BEDROOMS, SEPARATE FAMILY LOUNGE AND DINING ROOM, CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES, NO ONWARD CHAIN, IMMACULATE THROUGHOUT, NEW CARPETS, FABULOUS BATHROOM WITH FREESTANDING BATH AND SHOWER ENCLOSURE, HIGHLY SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

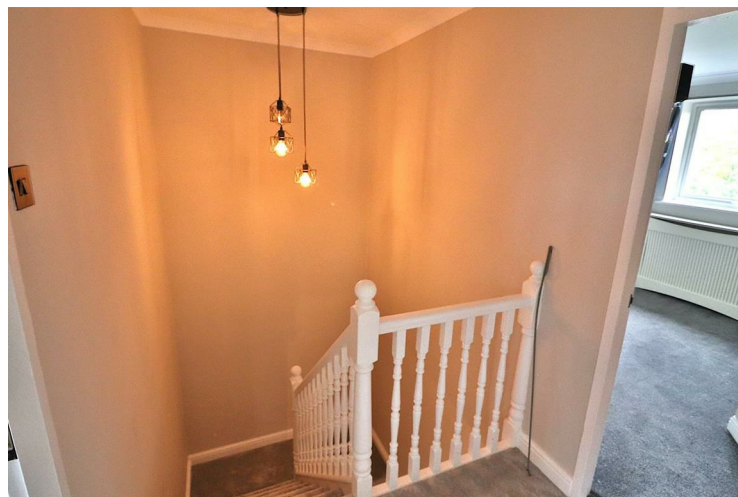
We are delighted to offer for purchase this stunning family home which is immaculately presented and is situated in a highly sought after location. Benefitting from Upvc double glazing and no onward chain the accommodation briefly comprises: Entrance porch, hallway, family lounge with feature inset electric fire, separate dining room, contemporary kitchen with integrated appliances, first floor landing, three bedrooms and a fabulous bathroom with freestanding bath and shower enclosure. Externally the property has off road driveway parking and an enclosed rear garden. Viewing highly recommended.

ENTRANCE PORCH

HALLWAY



FIRST FLOOR LANDING



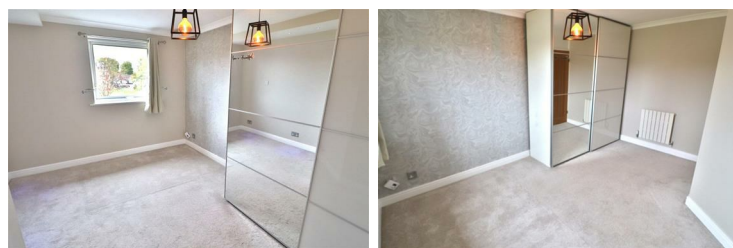
Loft access leading to a boarded loft.

FAMILY LOUNGE



Attractive family lounge with Upvc double glazed French doors opening to the rear garden, Upvc double glazed window to the rear elevation, wood laminate flooring, feature inset electric flame effect fire, built in storage and display areas with concealed lighting,

MASTER BEDROOM



With a Upvc double glazed window to the rear elevation, coved ceiling with feature inset spot lighting.

DINING ROOM



Impressive separate dining room with a bow Upvc double glazed window to the front elevation, coved ceiling with inset spot lighting.

KITCHEN



Fitted with a range of contemporary kitchen units incorporating a 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, integrated dishwasher, washing machine and fridge freezer, part tiled walls, Upvc double glazed window to the front elevation, wood laminate flooring, coved ceiling with inset spot lighting, wine fridge.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, coved ceiling.

BEDROOM THREE



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

BATHROOM/W.C



Fitted with a freestanding bath, pedestal wash hand basin, low level w.c and corner shower enclosure, tiled walls and ceramic tiled floor, feature inset illuminated ceiling, heated chrome towel radiator, t.v, illuminated mirror.

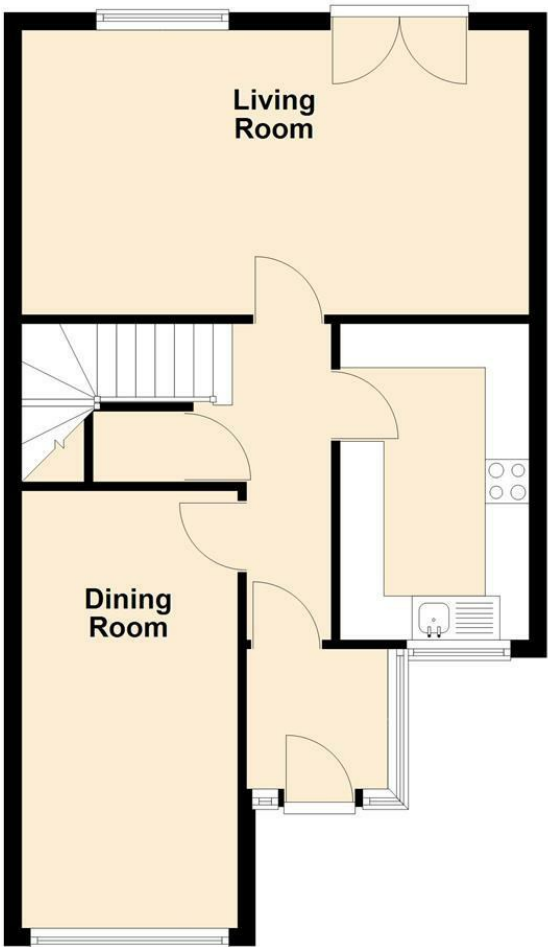
OUTSIDE



Externally the property has excellent off road driveway parking and an enclosed low maintenance rear garden.

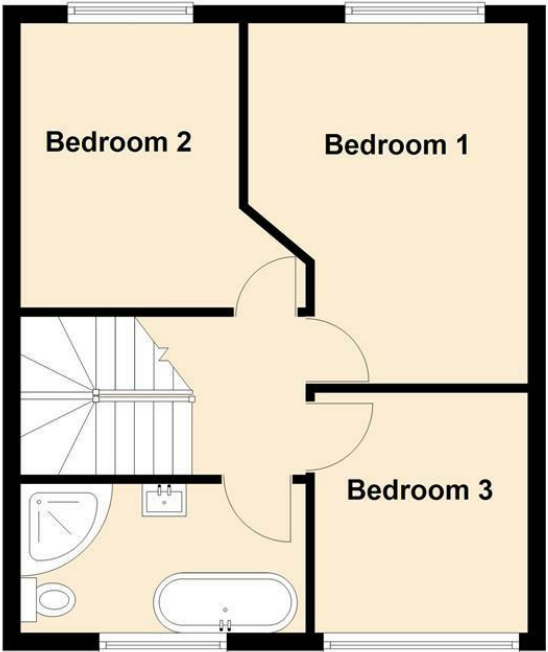
Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)

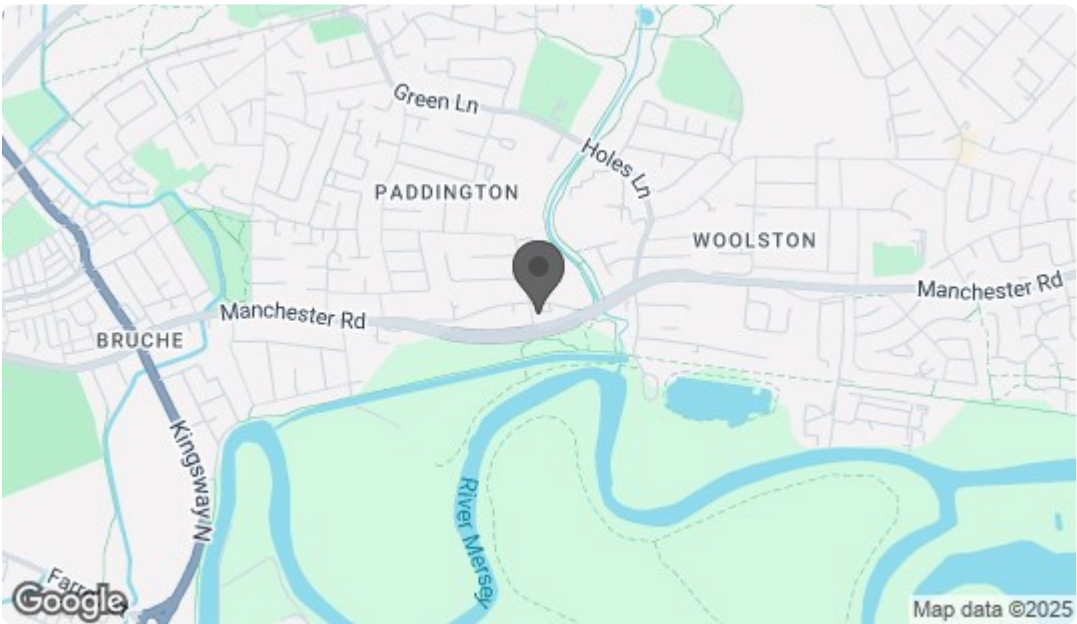


First Floor

Approx. 40.0 sq. metres (430.0 sq. feet)



Total area: approx. 91.0 sq. metres (979.5 sq. feet)



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
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		
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