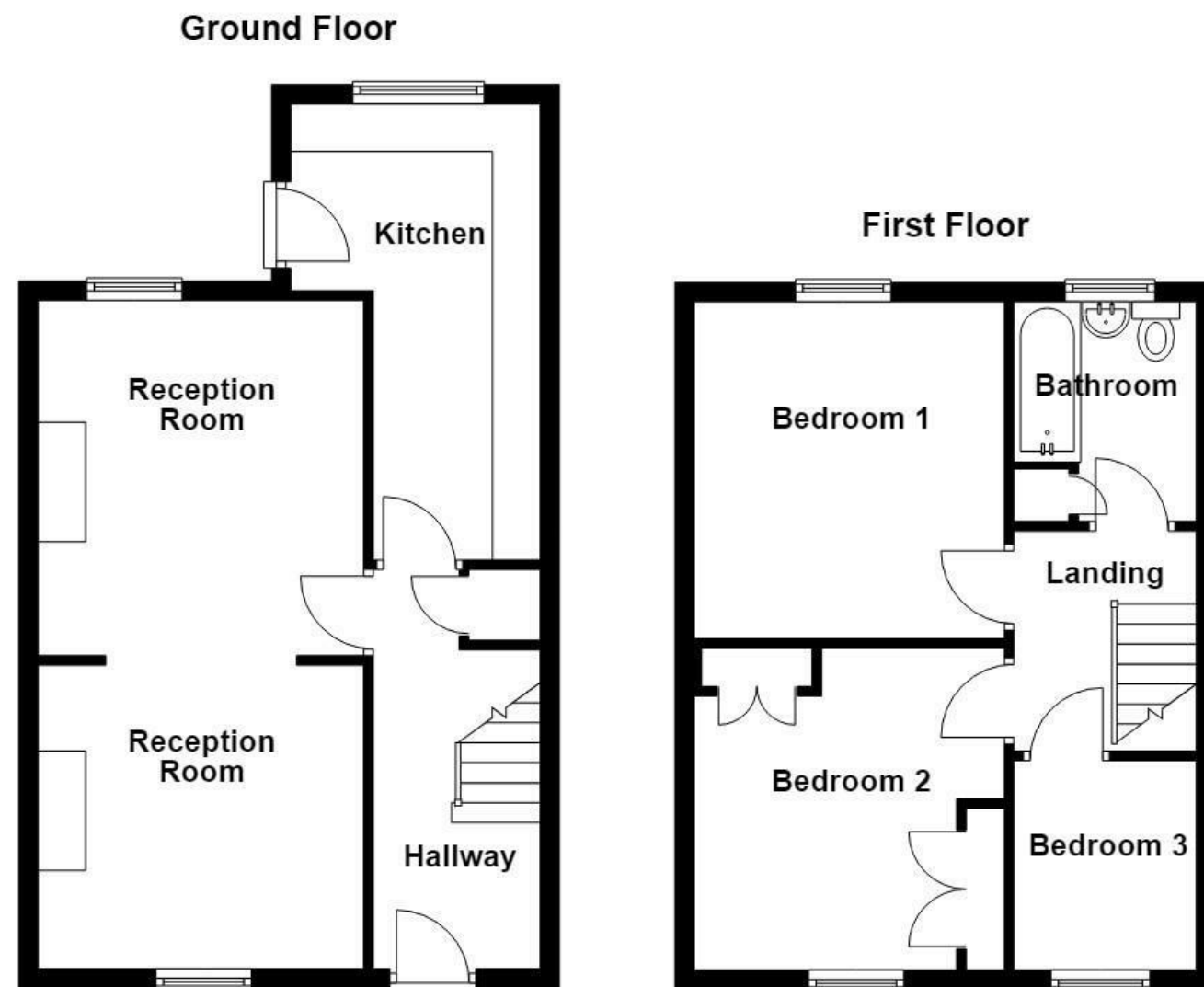




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Warwick Avenue, Wardley, M27 9GT

Asking Price £270,000

Nestled in the charming area of Warwick Avenue, Wardley, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining guests, ensuring that there is plenty of room for family gatherings or quiet evenings at home.

The heart of the home is undoubtedly the extended kitchen, which boasts modern amenities and generous space for culinary creativity. This area is ideal for family meals and socialising, making it a wonderful hub for daily life. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is its prime location. Situated in a neighbourhood renowned for its excellent schooling, families will appreciate the accessibility to quality education options. Additionally, the surrounding area offers a pleasant community atmosphere, making it a desirable place to call home.

Overall, this semi-detached house on Warwick Avenue is a fantastic choice for those seeking a spacious and well-located property. With its combination of comfortable living spaces and proximity to essential amenities, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely house your new home.

Warwick Avenue, Wardley, M27 9GT

Asking Price £270,000

 3  1  2  C

- Semi Detached Property
 - Two Spacious Reception Rooms
 - Off Road Parking & Garage
 - EPC Rating C
- Three Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Fitted Kitchen
 - Front & Rear Gardens
 - Council Tax Band C

Ground Floor

Entrance Hallway

13'8 x 5'9 (4.17m x 1.75m)

Composite front entrance door, central heating radiator, tile effect flooring, stairs to the first floor, understairs storage and doors to reception room one and kitchen.

Reception Room One

12'2 x 11'2 (3.71m x 3.40m)

UPVC double glazed window, central heating radiator, ceiling rose and open to reception room two.

Reception Room Two

12'2 x 12'2 (3.71m x 3.71m)

Kitchen

15'8 x 8'7 (4.78m x 2.62m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with Corian surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven, gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights and composite door to the rear.

First Floor

Landing

9' x 6'4 (2.74m x 1.93m)

Access to part boarded loft and doors to three bedrooms and bathroom.

Bedroom One

11'7 x 10'8 (3.53m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11' x 10'3 (3.35m x 3.12m)

UPVC double glazed window and central heating radiator, fitted wardrobes.

Bedroom Three

7'2 x 6'4 (2.18m x 1.93m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 6'4 (2.31m x 1.93m)

UPVC double glazed window, central heating radiator, dual

flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations, picture rail, coving and lino flooring.

External

Front

Laid to lawn garden with planted beds and driveway providing off road parking leading to the garage.

Rear

Laid to lawn garden and access to the garage.



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