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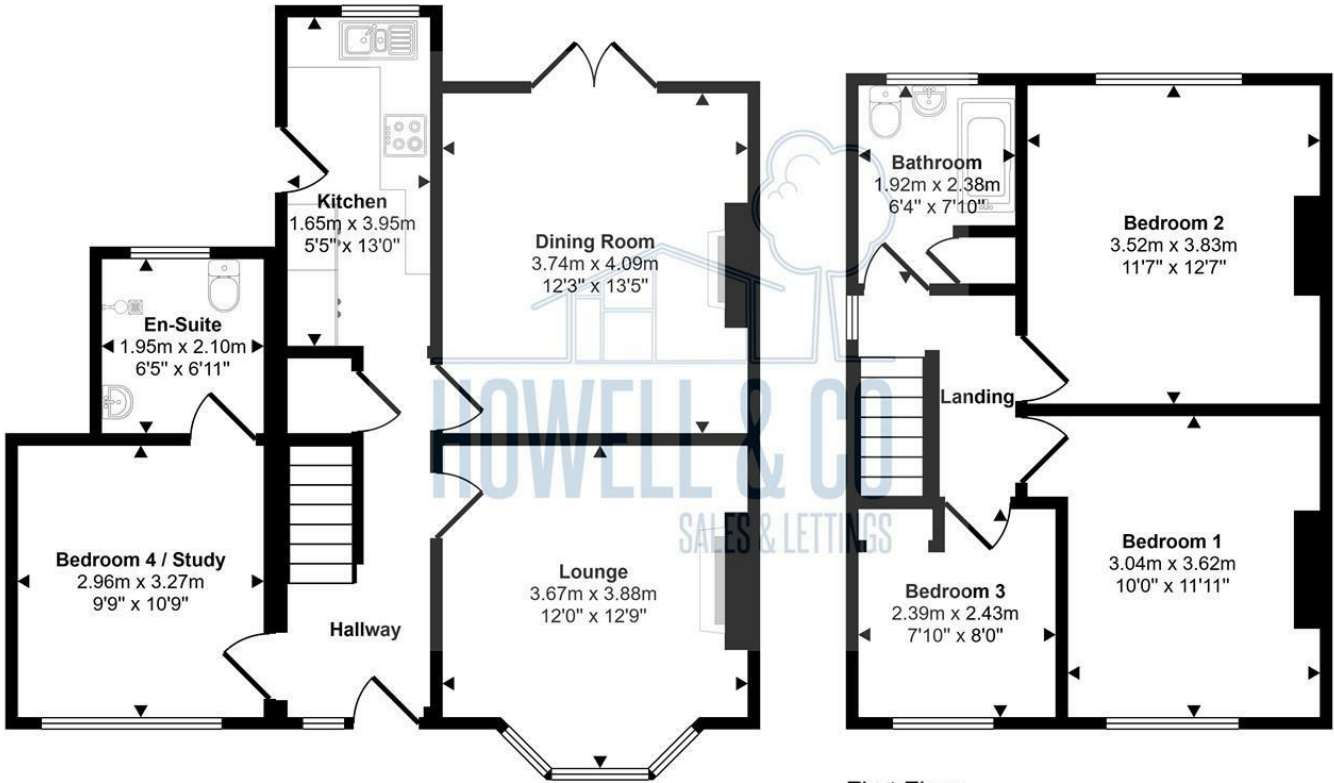
11 Lindley Avenue, Warrington, WA4 1QB

£242,000

ATTRACTIVE SEMI DETACHED HOUSE, EXTENDED ACCOMMODATION, FOUR BEDROOMS, ENSUITE TO GROUND FLOOR BATHROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, BAY FRONTED LOUNGE, SEPARATE DINING ROOM, GOOD SIZED PLOT, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this extended family home which is situated in a sought after location and is offered with the advantage of no onward chain. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, bay fronted family lounge, separate dining room with French doors leading to the rear garden, fitted kitchen with built in oven and hob, ground floor bedroom with ensuite shower room, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has good sized gardens and off road driveway parking. Viewing highly recommended.

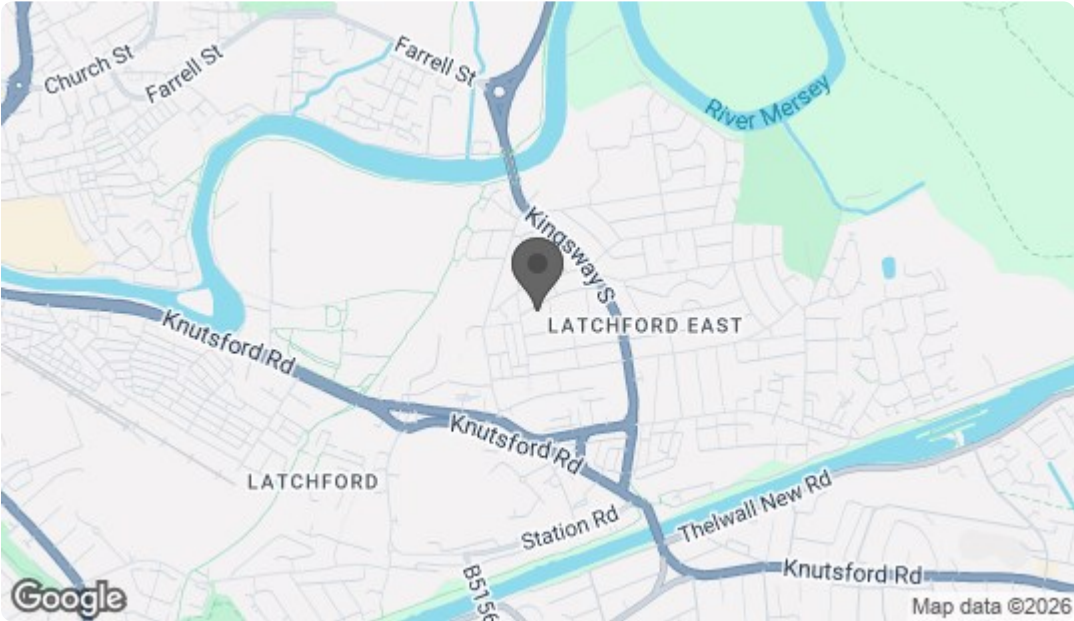
Approx Gross Internal Area
102 sq m / 1100 sq ft



First Floor
Approx 42 sq m / 455 sq ft

Ground Floor
Approx 60 sq m / 646 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		
(81-91) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		