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## 37 West Avenue, Warrington, WA2 8BG

**Offers In The Region Of £174,950**

ATTRACTIVE MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, EXTENDED ACCOMMODATION, NO ONWARD CHAIN, OPEN PLAN LOUNGE/DINING ROOM, FITTED KITCHEN WITH BUILT IN OVEN AND HOB, FABULOUS REAR GARDEN, UPVC DOUBLE GLAZING, ELECTRIC HEATING, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid terraced property which is situated in a sought after location and offers excellent extended ground floor accommodation. Benefiting from electric heating and Upvc double glazing and no onward chain, the accommodation briefly comprises: Entrance hallway, open plan lounge/dining room, fitted kitchen with built in oven and hob, first floor landing, two double bedrooms and a bathroom/w.c. Externally the property has good sized well maintained gardens. Viewing highly recommended.

## ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

## LOUNGE



Attractive family lounge with a Upvc double glazed bay window to the front elevation with fitted shutters, feature fireplace with inset "Living Flame" gas fire, under stairs storage cupboard, open plan to the dining room.

## DINING ROOM



Open plan to the family lounge with Upvc double glazed French doors leading out to the rear garden.

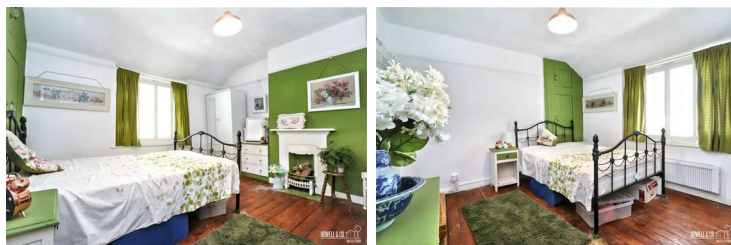
## KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, plumbed for a washing machine, dual aspect Upvc double glazed windows to the side and rear elevation, exterior door leading to the rear garden, wood flooring, part tiled walls.

## FIRST FLOOR LANDING

## MASTER BEDROOM



Attractive master bedroom with a Upvc double glazed window to the front elevation, original cast iron open fireplace, exposed wooden flooring, picture rail, built in storage.

## BEDROOM TWO



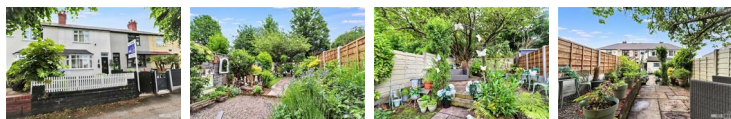
With a Upvc double glazed window to the rear elevation, exposed wood flooring, picture rail.

## BATHROOM/W.C



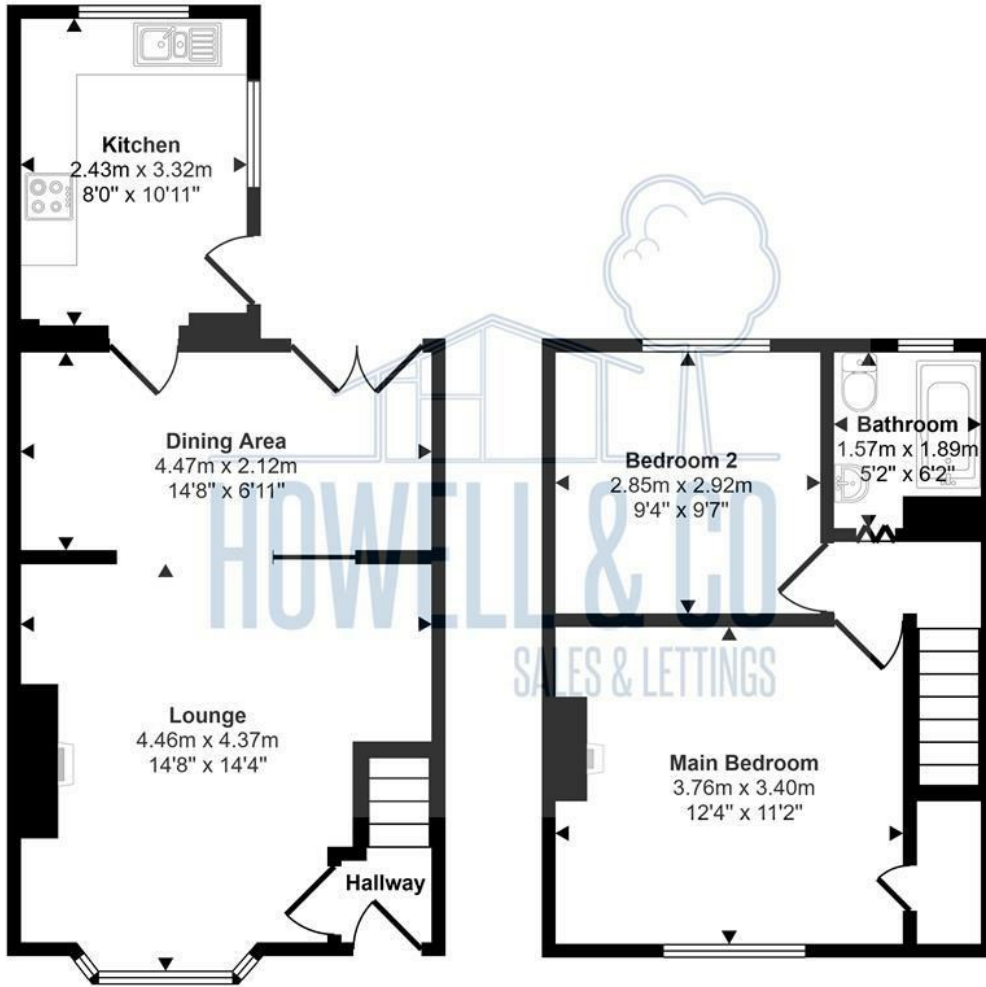
Fitted with a low level w.c, wash hand basin within a storage unit and panelled bath with shower over and glass screen.

## OUTSIDE



Externally there are fabulous gardens which are a real feature of the property.

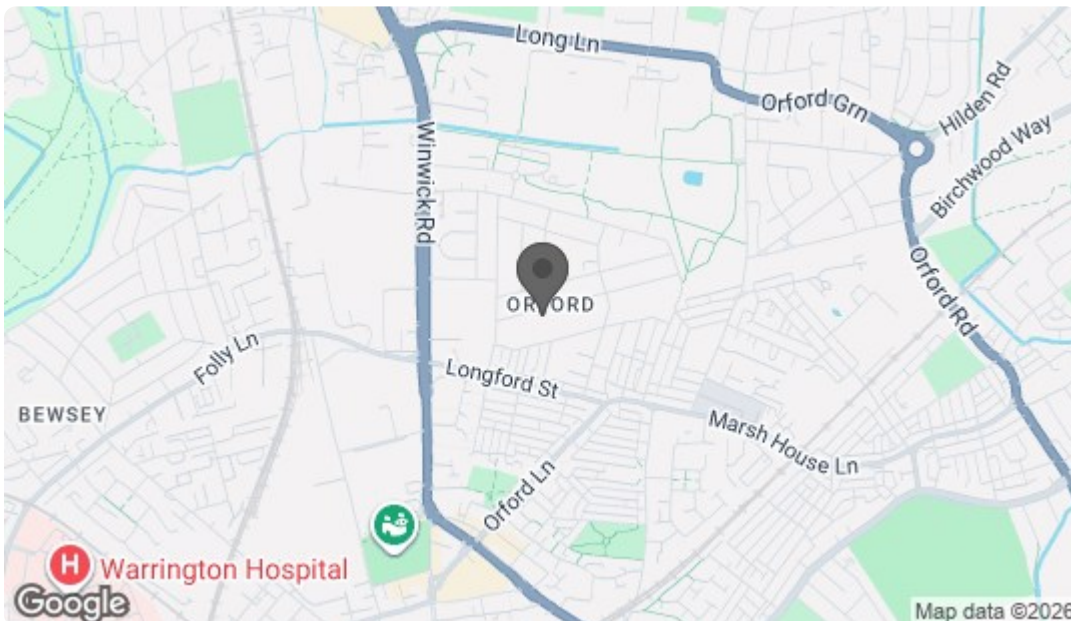
Approx Gross Internal Area  
67 sq m / 718 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft

First Floor  
Approx 29 sq m / 317 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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	