



2 Exmouth Way
Burtonwood, WA5 4JY

Offers In The Region Of
£209,950

EXTENDED Semi Detached, Quiet Cul-De-Sac POSITION, GREAT Potential, Large GARAGE, PERFECT First Home, Three BEDROOMS, NO Onward Chain, Freehold TITLE, DRIVEWAY Parking, Low Maintenance GARDEN.

Located on a quiet cul-de-sac in Burtonwood this semi-detached extended property offers vacant possession and has been a much loved family home. We have been informed by the vendor that they have lived in this property since it was built in the 1960's. The house has perfect potential for any purchaser to put their own stamp on the house. Local amenities are within walking distance and the motorway networks are within a short drive.

The accommodation comprises Entrance Porch, Entrance Hallway, Fitted Kitchen, Large Lounge/Diner, Sun Room, Landing, Three Bedrooms (2 with fitted wardrobes) and a Four Piece Bathroom.

There is driveway parking to the front along with low maintenance front garden, and gates giving access to the garage and a paved rear garden.

PORCH



ENTRANCE HALLWAY



KITCHEN



LOUNGE/DINER



SUN ROOM



LANDING



MAIN BEDROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE

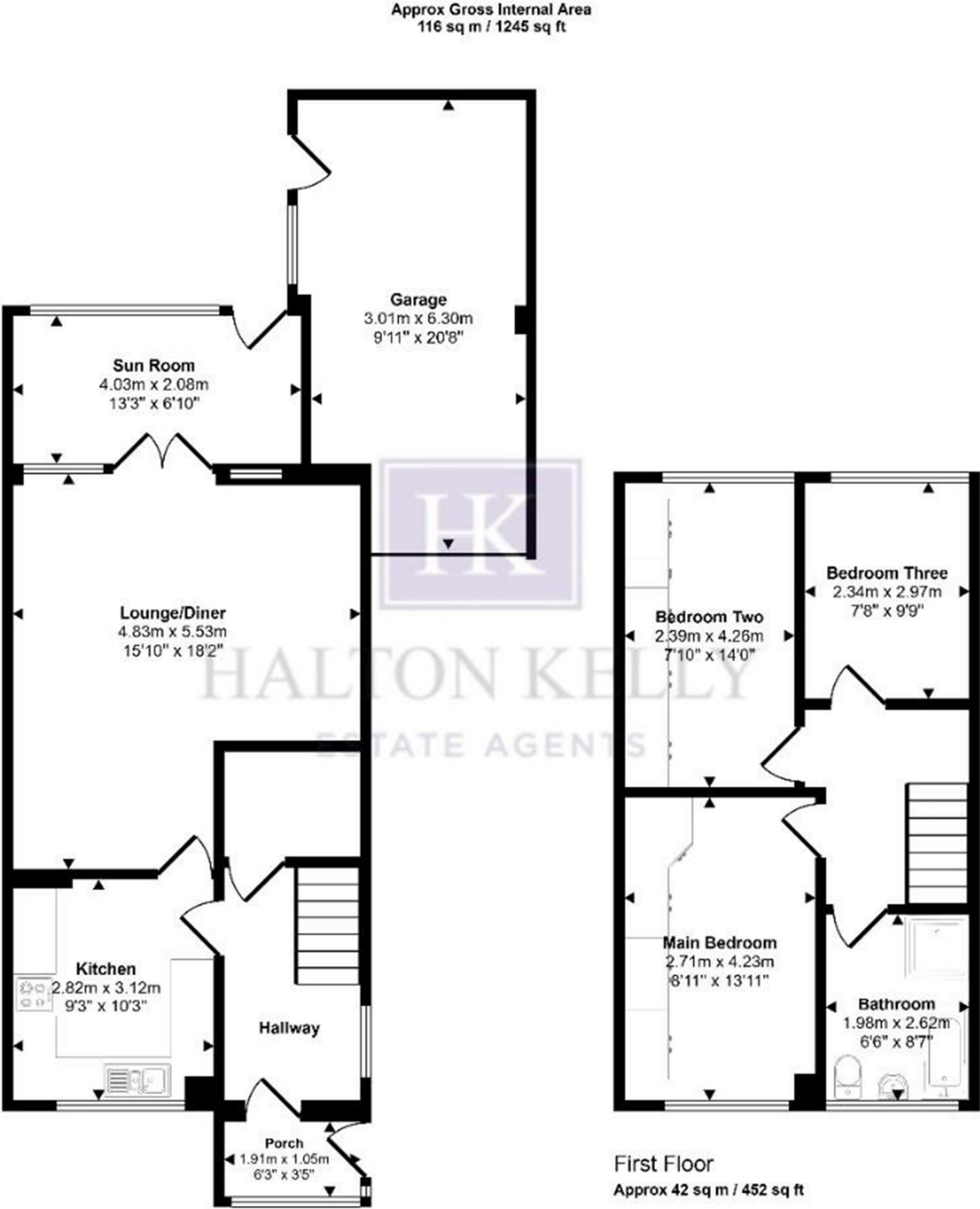


GARAGE

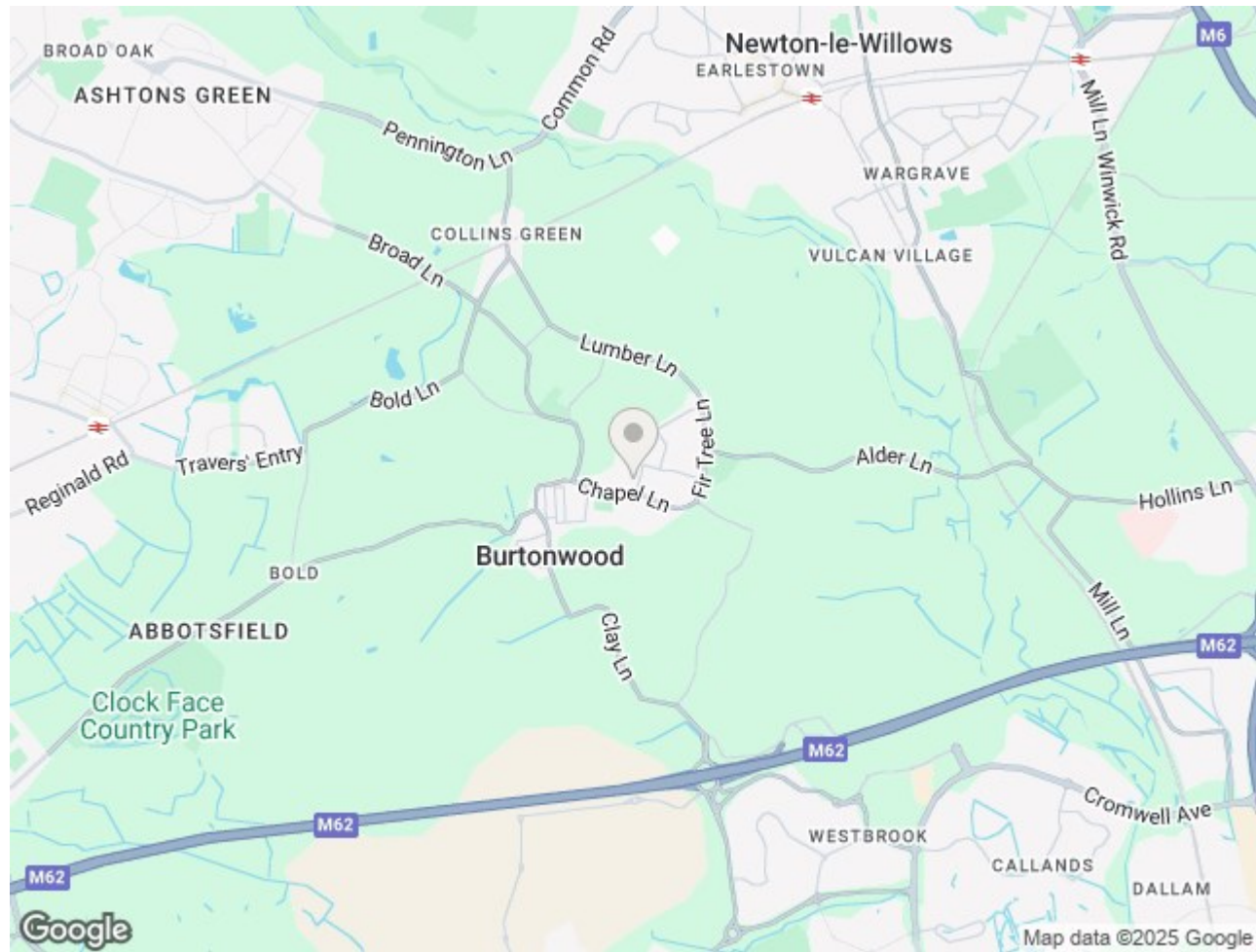


GARDEN





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.

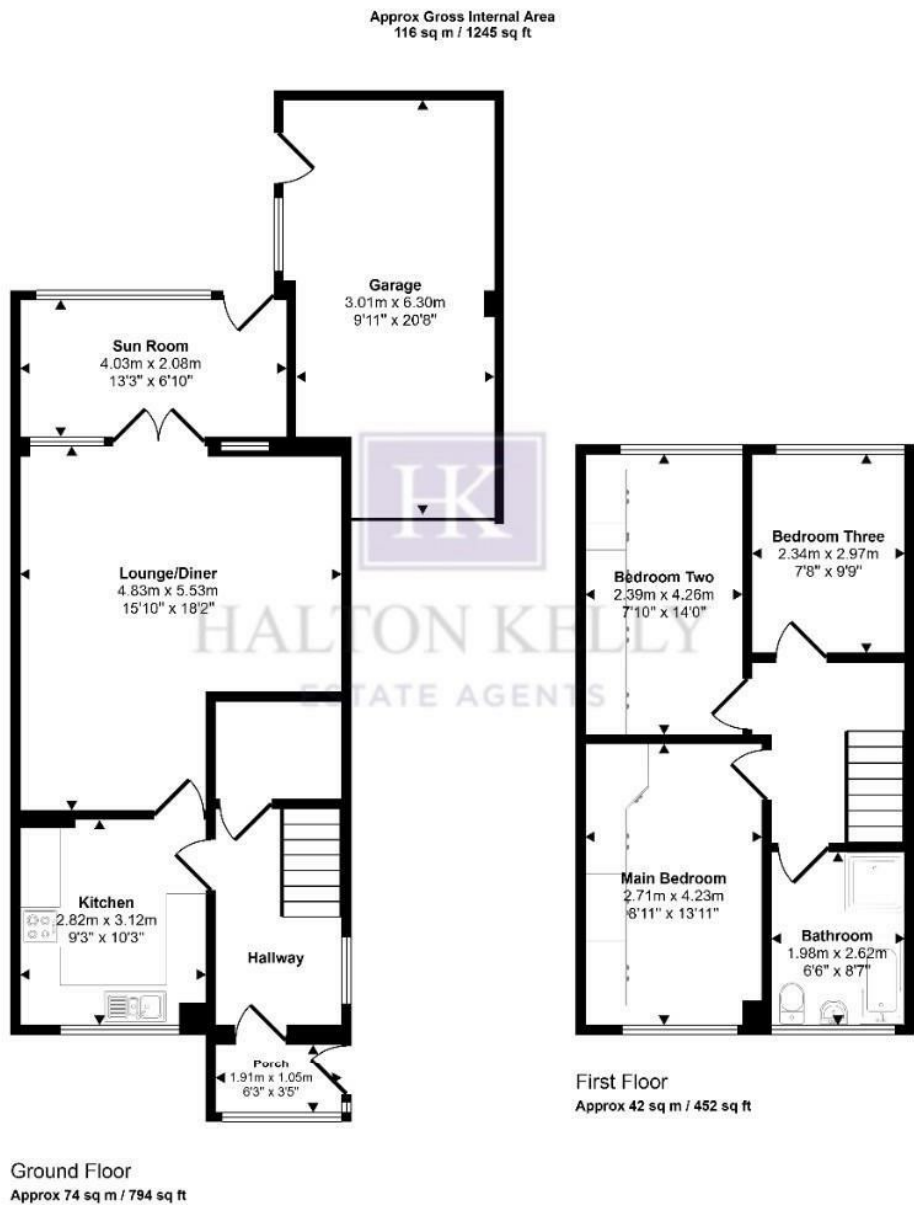


Energy Efficiency Rating

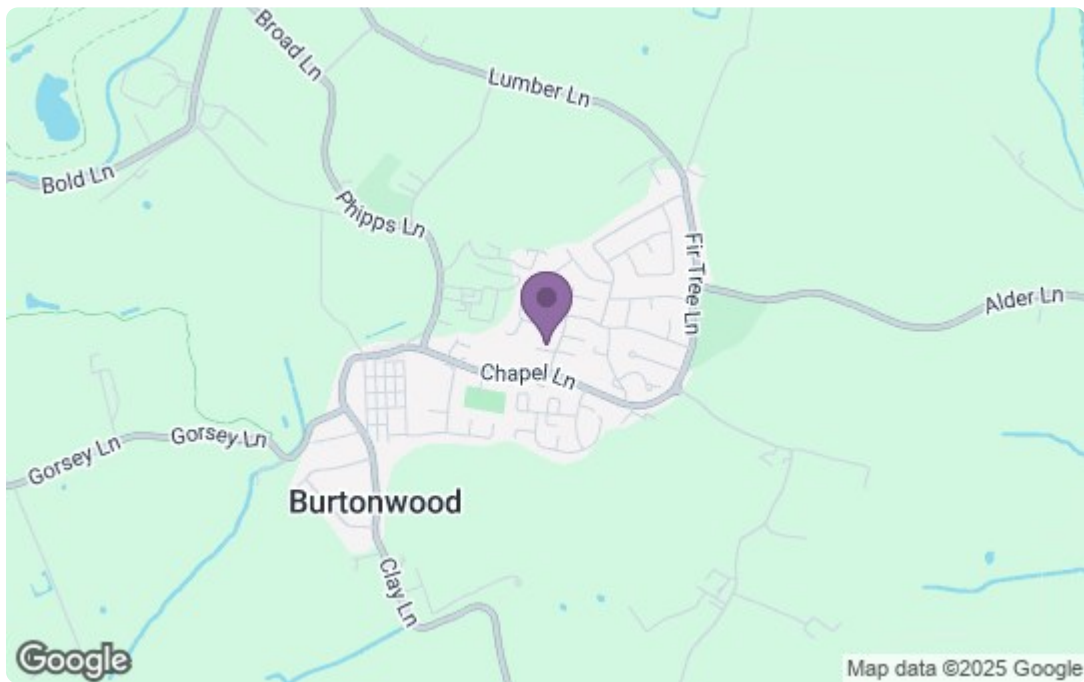
| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.