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117 Kingsway South, Warrington, WA4 1RW

£210,000

SEMI DETACHED HOUSE, THREE BEDROOMS, IMMACULATE THROUGHOUT, GAS CENTRAL HEATING, NO ONWARD CHAIN, FREEHOLD TITLE, WITHIN EASY REACH OF THE VILLAGE CENTRE AND LOCAL AMENITIES, IDEAL FIRST TIME BUY. EXCELLENT WORKSHOP/STORE UNIT TO THE REAR ELEVATION. VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this semi detached house which benefits from gas central heating and no onward chain.

The accommodation briefly comprises: Entrance hallway, lounge, kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations mainly laid to lawn. Ideal First Time Buy.

ENTRANCE HALLWAY



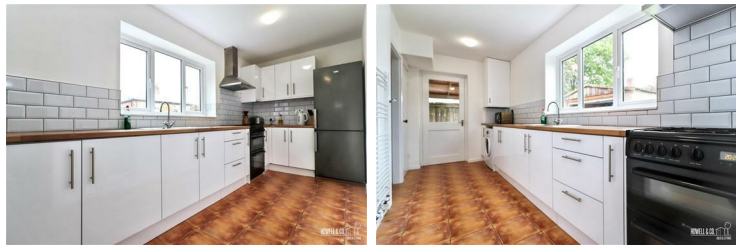
With stairs leading to the first floor accommodation, exposed wood flooring, under-stairs storage cupboard.

LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation, feature fireplace, exposed wood flooring, picture rail.

KITCHEN



Fitted with a contemporary range of units incorporating a stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation, storage cupboard,

FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, picture rail.

BEDROOM TWO



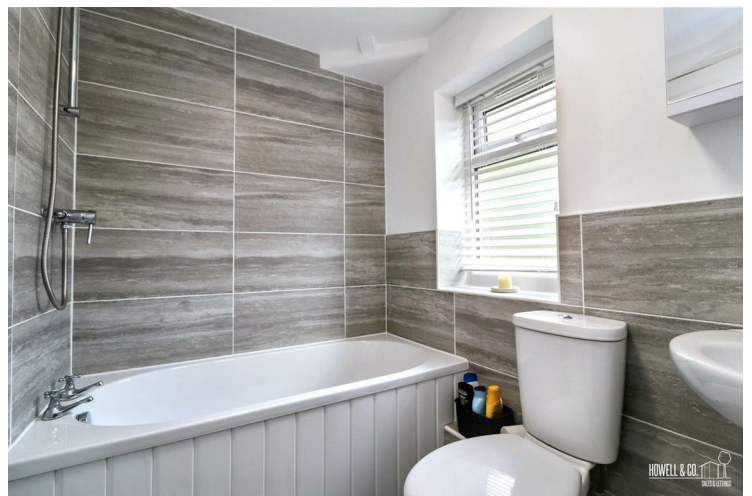
Double bedroom with a Upvc double glazed window to the rear elevation, picture rail.

BEDROOM THREE



With a Upvc double glazed window to the front elevation, wood laminate flooring, built in storage cupboard.

BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE



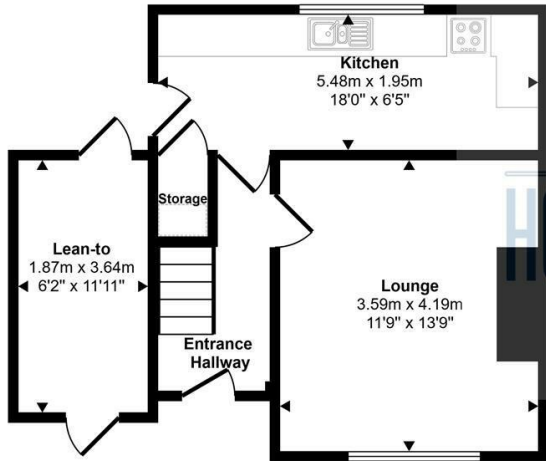
Externally the property has garden areas to the front and rear elevations including a large detached work shop/storage building and off road driveway parking.

WORKSHOP

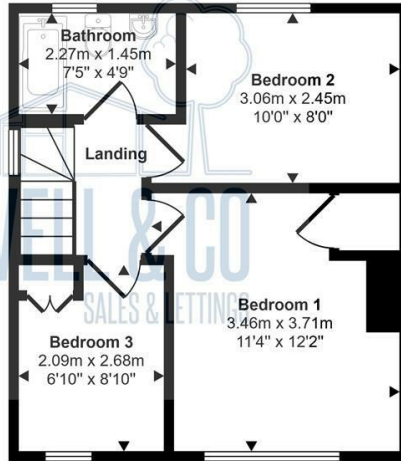


Located to the rear elevation with up and over door, power and light and rear storage room.

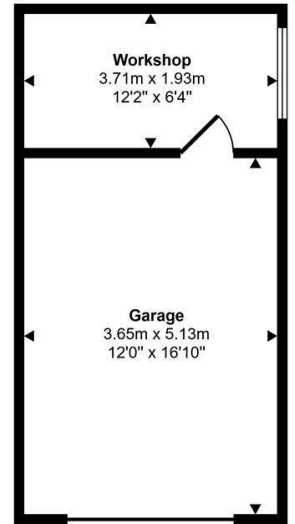
Approx Gross Internal Area
101 sq m / 1085 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



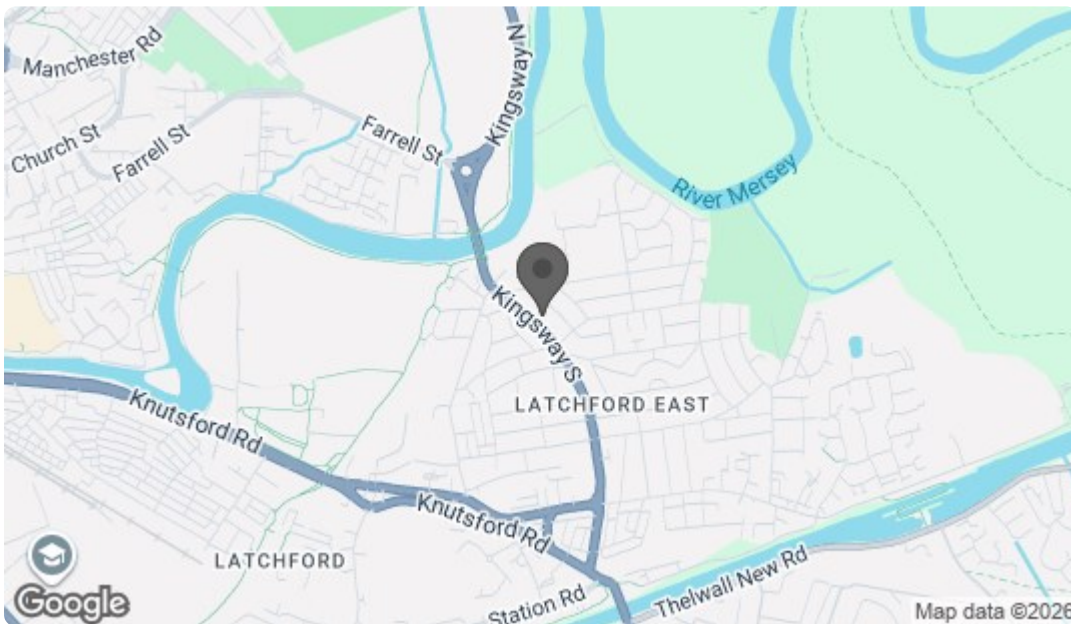
First Floor
Approx 34 sq m / 371 sq ft



Garage
Approx 26 sq m / 285 sq ft

Denotes head height below 1.5m

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		
EU Directive 2002/91/EC		
England & Wales		
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		
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EU Directive 2002/91/EC		
England & Wales		