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3 Timperley Avenue, Warrington, WA4 1SE

Offers In The Region Of £219,950

ATTRACTIVE SEMI DETACHED FAMILY HOME, THREE BEDROOMS, TWO RECEPTION ROOMS, KITCHEN, FREEHOLD TITLE, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING WITH RECENT BOILER, DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive semi detached family home which offers excellent accommodation and benefits from No Onward Chain. The accommodation briefly comprises: Entrance hallway, family lounge with feature fireplace, open plan dining room, fitted kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations and driveway parking. Freehold title. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, Upvc double glazed window to the side elevation and exterior door.

LOUNGE



Good sized family lounge with a Upvc double glazed window to the front elevation, feature fireplace with "Living Flame" gas fire, coved ceiling, dado rail, wall light points, open plan to the dining room.

DINING ROOM



Open plan to the lounge with a bay Upvc double glazed window to the front elevation, coved ceiling, dado rail.

KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap. built in electric double oven and gas hob, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the rear elevation., under stairs storage area, exterior door leading to the rear garden.

FIRST FLOOR LANDING



With built in storage, Upvc double glazed window to the rear elevation.

MASTER BEDROOM



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

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front elevation.

BEDROOM THREE



With a Upvc double glazed window to the rear elevation.

BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin, panelled bath with mixer shower attachment and separate shower enclosure tiled walls, Upvc double glazed window to the side elevation.

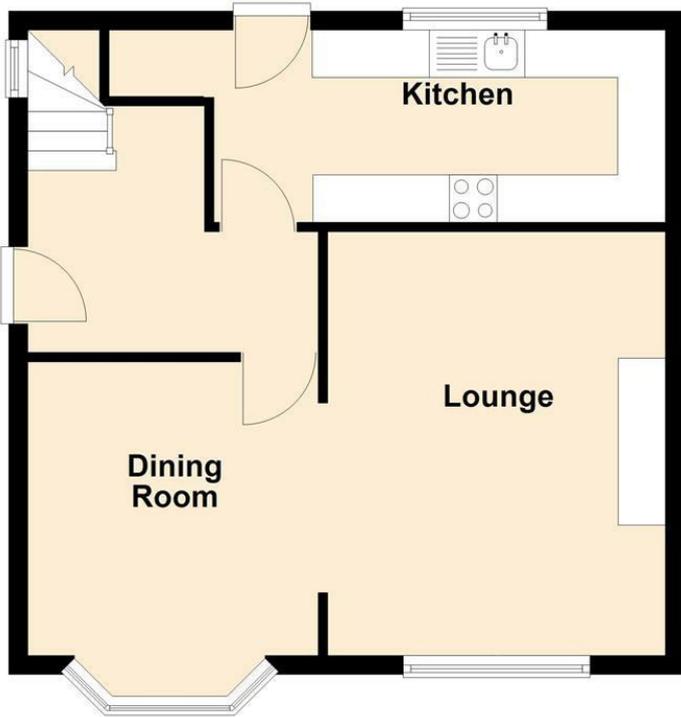
OUTSIDE



Externally the property has gardens to the front and rear elevations along with driveway parking.

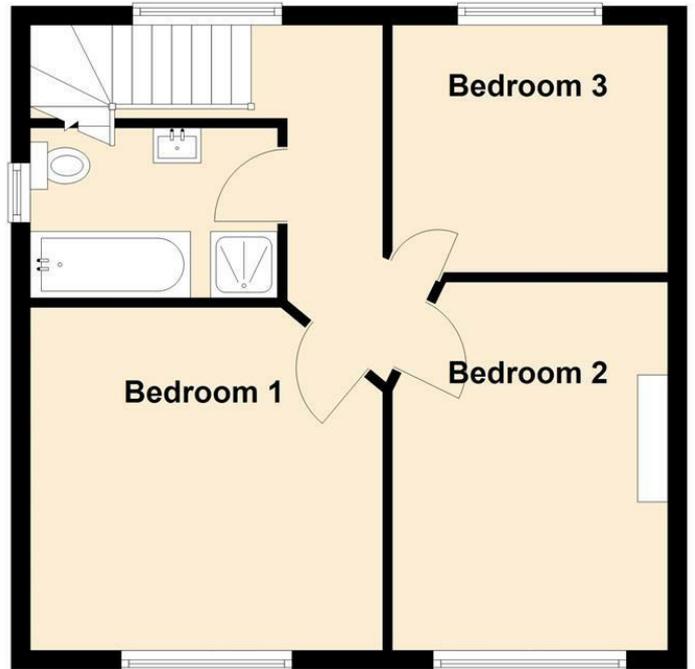
Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)

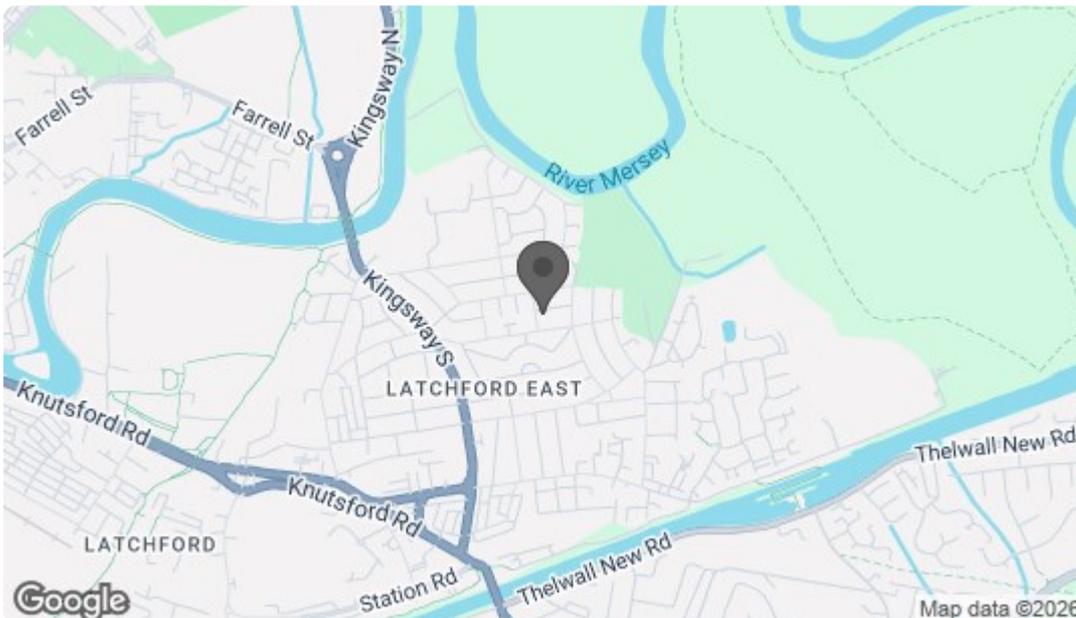


First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 sq. feet)



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	