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## 77 Mccarthy Close, Warrington, WA3 6RS

**£225,000**

FABULOUS SEMI DETACHED FAMILY HOME, IMMACULATLY PRESENTED, THREE BEDROOMS, CONTEMPORARY KITCHEN, IMPRESSIVE CONSERVATORY, LANDSCAPED REAR GARDEN, DRIVEWAY PARKING, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous semi detached family home which is situated in a highly sought after location and is immaculately presented. The accommodation which benefits from gas central heating and Upvc double glazing briefly comprises: Family lounge, contemporary fitted kitchen with built in oven and hob, conservatory leading to a covered outside seating area, first floor landing, master bedroom with media wall, two further bedrooms and a bathroom/w.c. Externally the property has off road driveway parking and lawned garden to the front elevation and a landscaped rear garden with Koi pond. The property has side garage/storage with access doors to the front and rear elevations. Viewing highly recommended.

## FAMILY LOUNGE



Good sized family lounge with open plan stairs leading to the first floor accommodation, Upvc double glazed leaded bow window to the front elevation, laminate flooring, coved ceiling with inset spot lighting.

## KITCHEN



Fitted with a contemporary range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in double oven and halogen hob with extractor above, part tiled walls, inset ceiling spot lighting, ceramic tiled floor, plumbed for a washing machine, access door leading to the conservatory, Upvc double glazed window to the rear elevation.

## CONSERVATORY



Impressive Upvc double glazed conservatory with French doors opening to a covered seating area.

## COVERED SEATING AREA



Open to the rear garden with composite decked flooring, access to the side garage/store.

## FIRST FLOOR LANDING



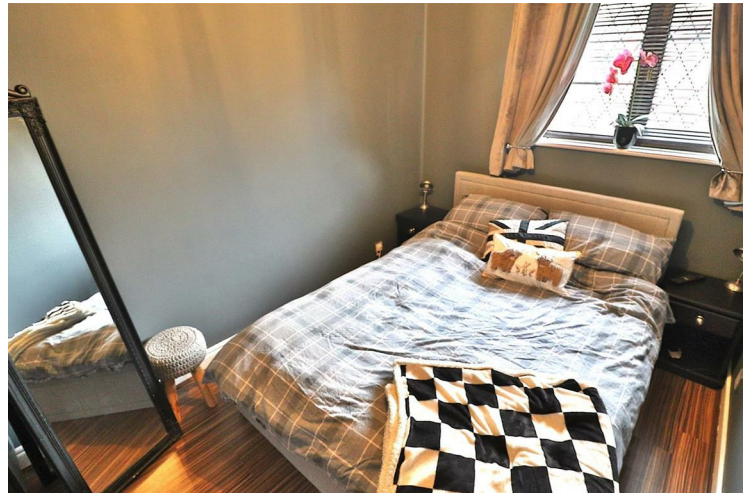
With a Upvc double glazed window to the side elevation.

## MASTER BEDROOM



With a leaded Upvc double glazed window to the front elevation, fitted storage and hanging space, feature Media wall, inset ceiling spot lighting, laminate flooring.

## BEDROOM TWO



Double bedroom with Upvc double glazed window to the rear elevation.

### BEDROOM THREE



With a leaded Upvc double glazed window to the front elevation, laminate flooring.

### SHOWER ROOM/W.C



Fitted with a modern suite comprising wash hand basin with mixer tap, low level w.c and walk in shower enclosure, tiled walls, ceramic tiled floor, built in storage, heated towel radiator. Upvc double glazed window to the rear elevation.

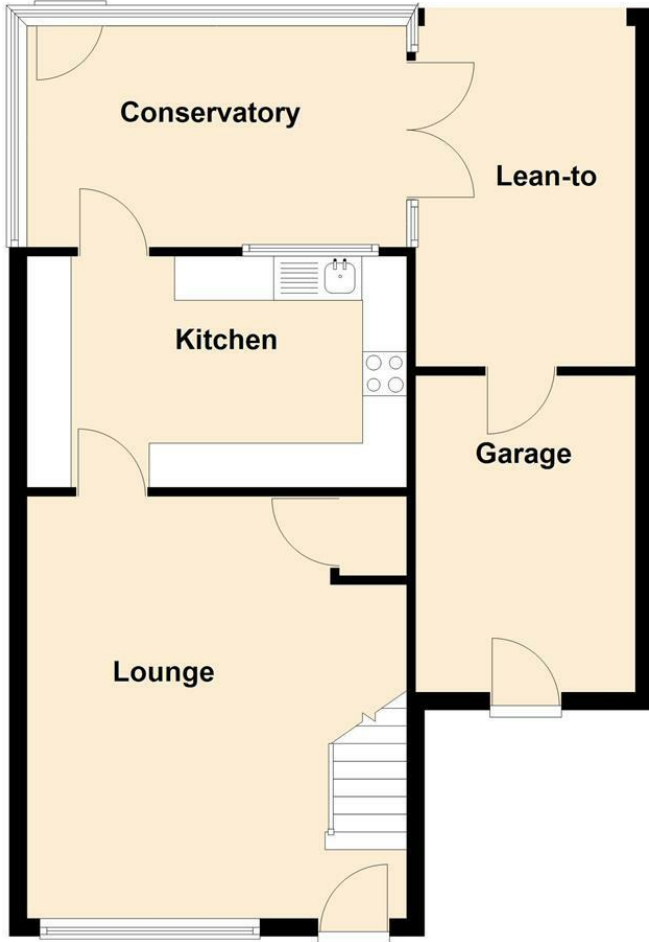
### OUTSIDE



Externally the property has driveway parking and a lawned garden to the front elevation along with a landscaped rear garden with Koi pond.

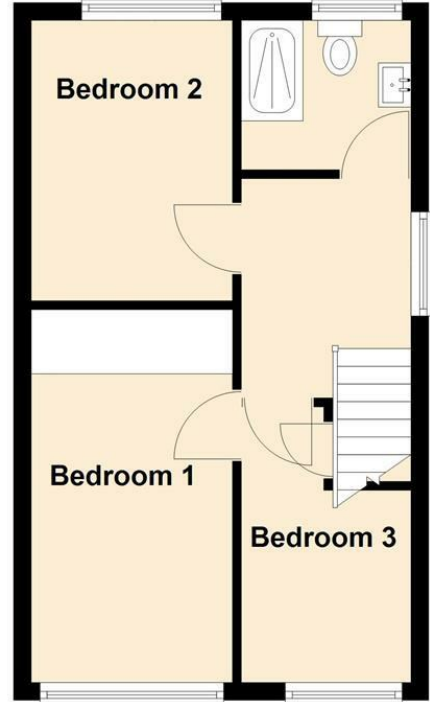
### Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)

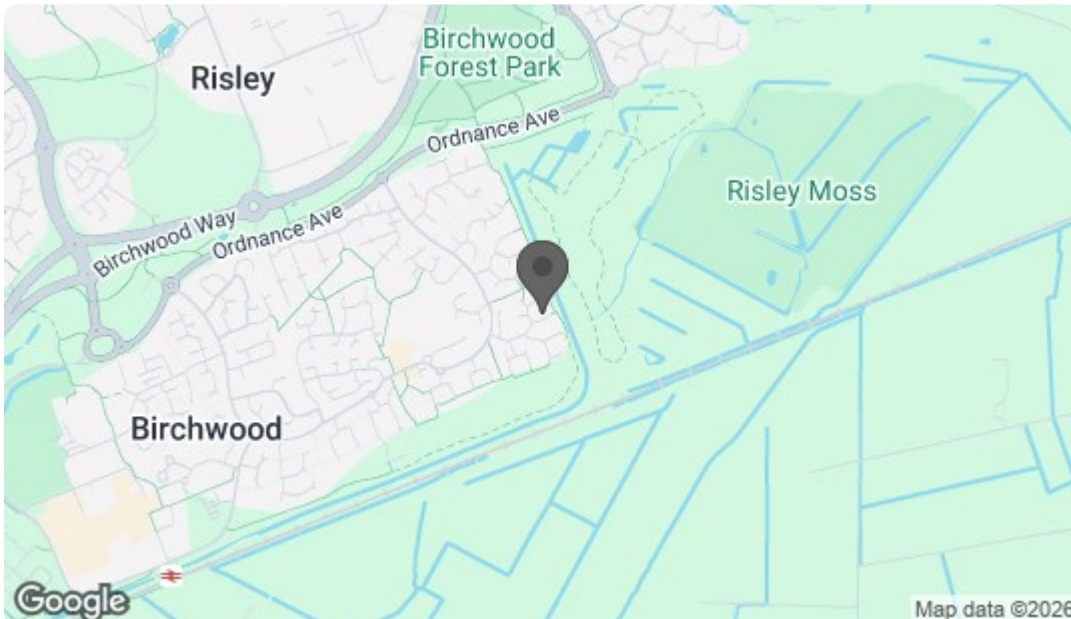


### First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 95.5 sq. metres (1027.7 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	