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## 131 Slater Street, Warrington, WA4 1DW

**£229,950**

SEMI DETACHED HOUSE, THREE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, MODERN KITCHEN , UPVC DOUBLE GLAZING, DOWNSTAIRS CLOAKROOM/W.C., DRIVEWAY PARKING, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this well presented semi detached family home which is situated in a sought after location and benefits from "No Onward Chain". With Upvc double glazing, the accommodation briefly comprises: Entrance hallway, cloakroom/w.c., lounge with feature fireplace, separate 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 along with driveway parking. Viewing highly recommended.

### Entrance Hallway

With stairs and window to side elevation.

### Downstairs cloakroom/ W.C

Fitted with a low level WC. Upvc double glazed window to the side elevation.

### Lounge



spacious lounge with Upvc double glazed window to the front elevation, feature fireplace.

### Dining Room



Good sized dining room with Upvc french doors to the rear elevation.

### Kitchen



Fitted with a range of wall and base units and granite work surfaces. Incorporating 1 1/2 aluminium sink with mixer tap and a range of free standing equipment. Part tiles walls. Upvc windows to the side elevation. Plumbed for a washing machine.

### First floor landing

with Upvc double glazed window to side elevation and doors to all bedrooms and family bathroom

### Master bedroom



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

### Bedroom Two



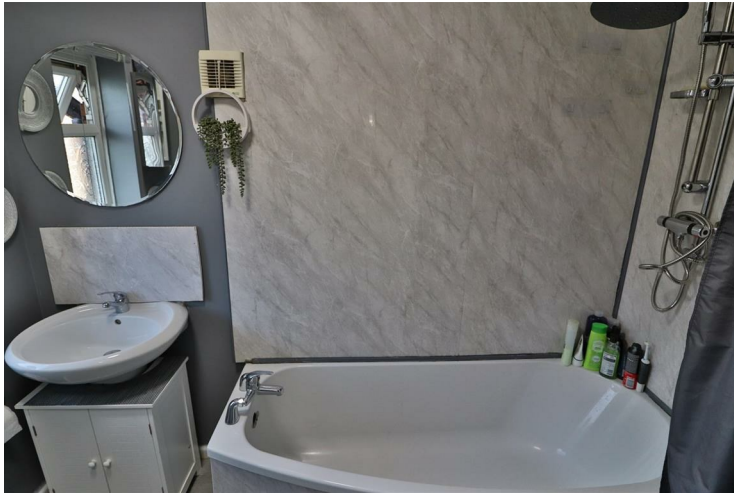
Good sized double bedroom with Upvc double glazed window to the rear elevation.

### Bedroom Three



good sized bedroom with Upvc double glazed window to the front elevation.

### Bathroom/WC



Fitted with a three piece suite comprising of wash hand basin with mixer tap, low level W.C. and bath with shower over. Part tiled walls. Upvc window to the side elevation.

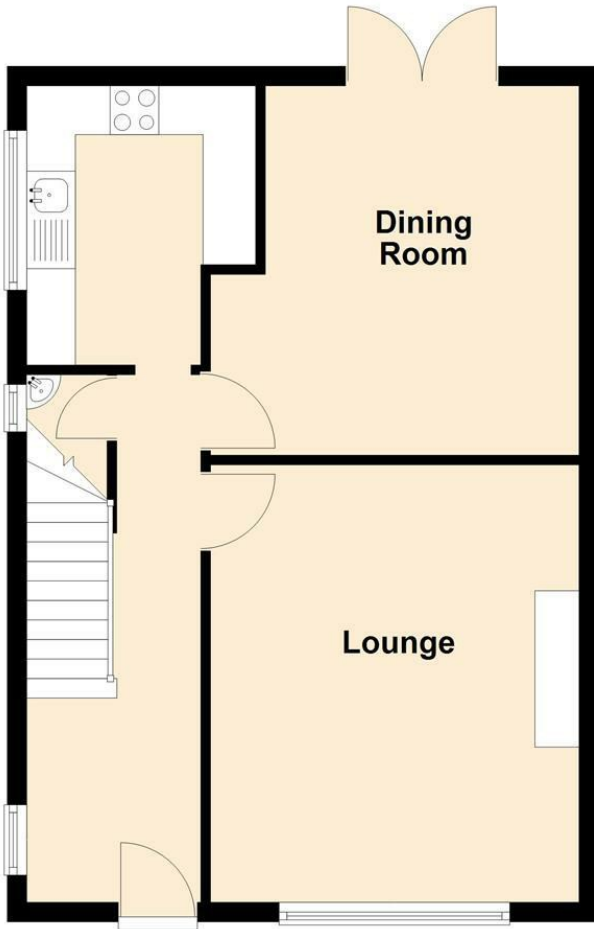
### Outside areas



Externally the property has garden areas to the front and rear along with driveway parking.

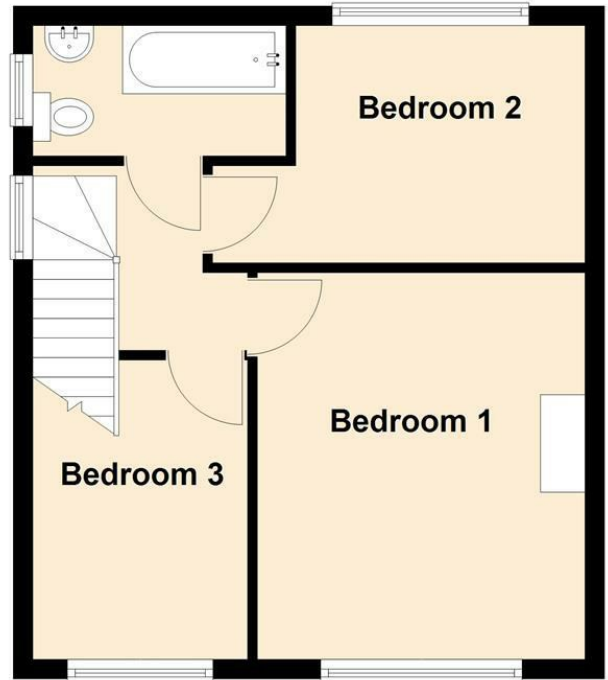
## Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)

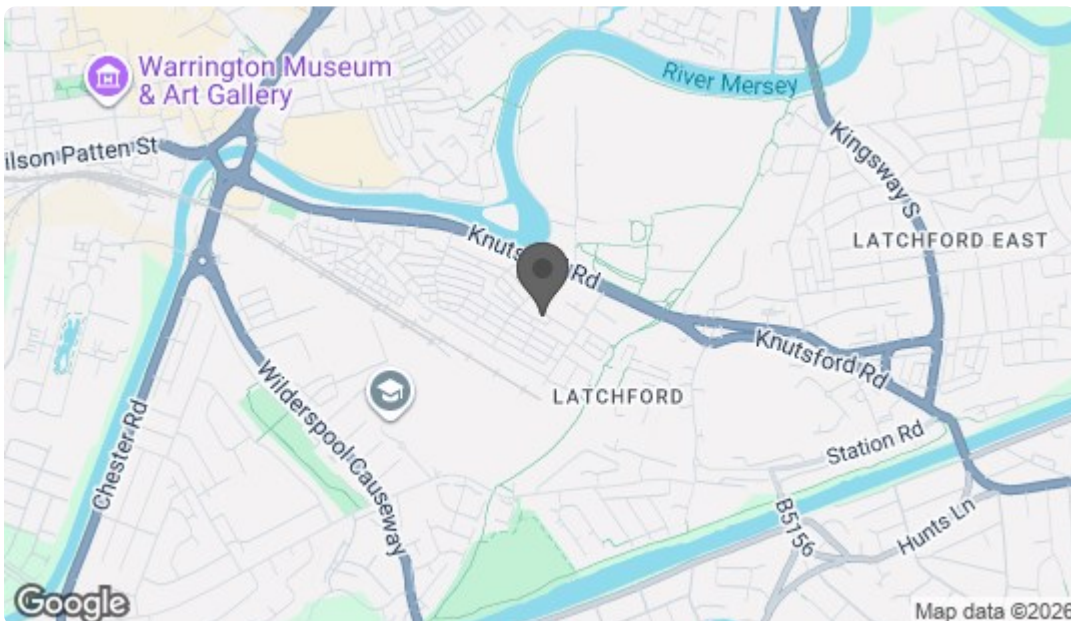


## First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 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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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	