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20 Hawthorne Avenue, Warrington, WA1 4AL

Offers In Excess Of £210,000

FABULOUS WELL PRESENTED SEMI DETACHED PROPERTY. TWO BEDROOMS. CONTEMPORARY KITCHEN, ATTRACTIVE THROUGH LOUNGE/DINING AREA WITH SLIDING PATIO DOORS LEADING TO A LOW MAINTENANCE REAR GARDEN. UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, IMMACULATE THROUGHOUT. IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY. POPULAR LOCATION.

We are delighted to bring to the market this beautifully presented semi detached property in the desirable location of Woolston in Warrington, perfect for the first time buyer/investment market. Benefitting from UPVC double glazing and gas central heating. The accommodation briefly comprises of entrance hallway, through lounge/ dining area with sliding patio doors leading to the rear garden. Contemporary kitchen, first floor landing, two bedrooms and a fully tiled bathroom. Fabulous location close to local amenities, including shops, schools and motorway networks.

Open Plan Lounge Dining Room



Attractive living space with stairs leading to the first floor accommodation. Ample under stairs storage. Upvc sliding patio doors leading to the rear garden. Hard wood flooring. Feature fireplace.

Kitchen



Fitted with a range of wall and base units incorporating a sink unit with mixer tap. Fitted breakfast bar. Space for fridge and freezer and plumbed for a washing machine. Part tiled walls. Upvc glazed window to the front elevation. Sliding patio doors to the kitchen dining area.

Bedroom 1



Good size master bedroom . Upvc double glazed dual windows.

Bedroom 2



Good size second bedroom with upvc double glazed window to rear elevation.

Bathroom



Fitted with a low level w.c, wash hand basin, fully tiled walls surrounding wet floor area with shower. Upvc double glazed window to front elevation

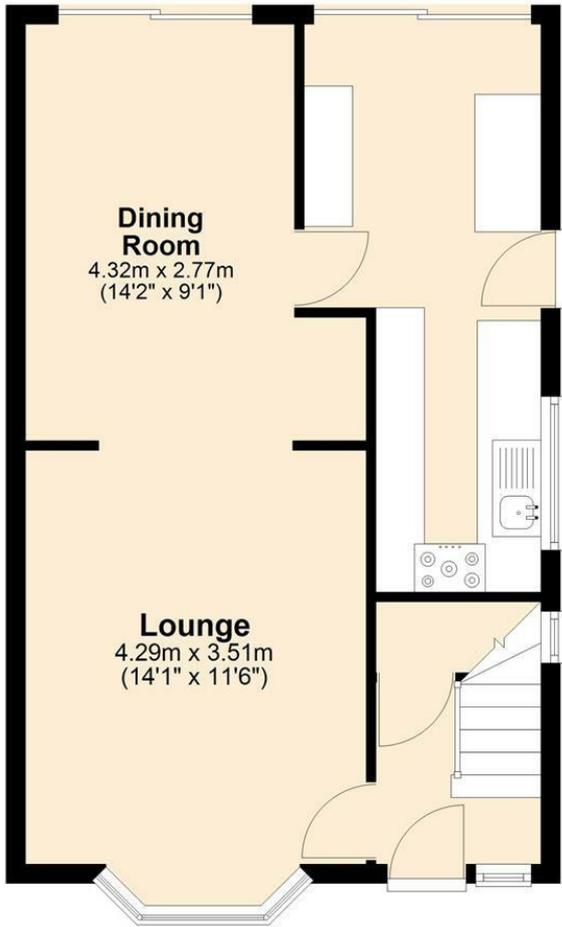
Outside



Externally the property benefits from low maintenance garden to the front and rear garden partly laid to lawn. Side gate access to rear garden. Garden shed in immaculate condition.

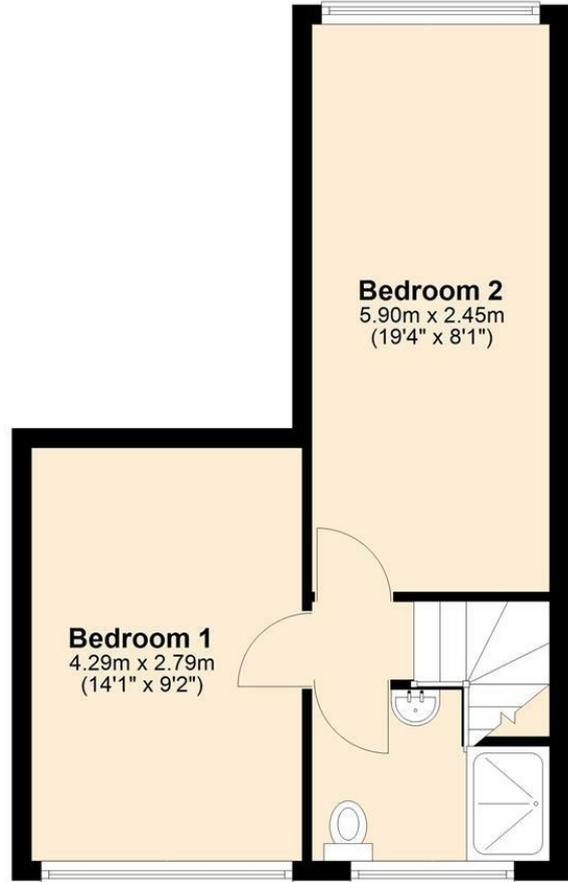
Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)

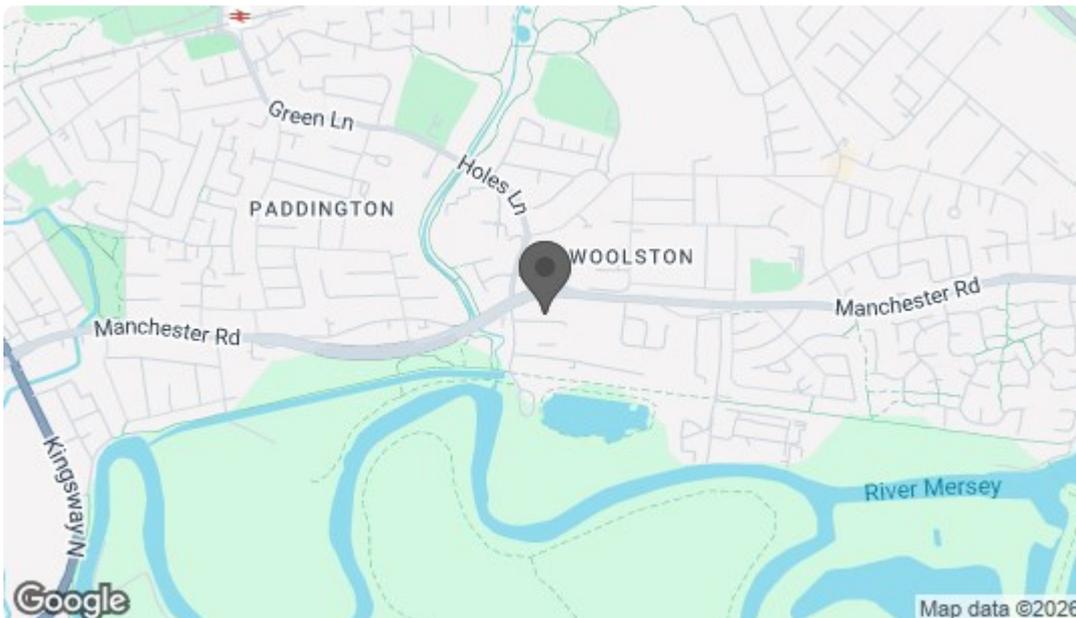


First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 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			
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England & Wales		EU Directive 2002/91/EC	