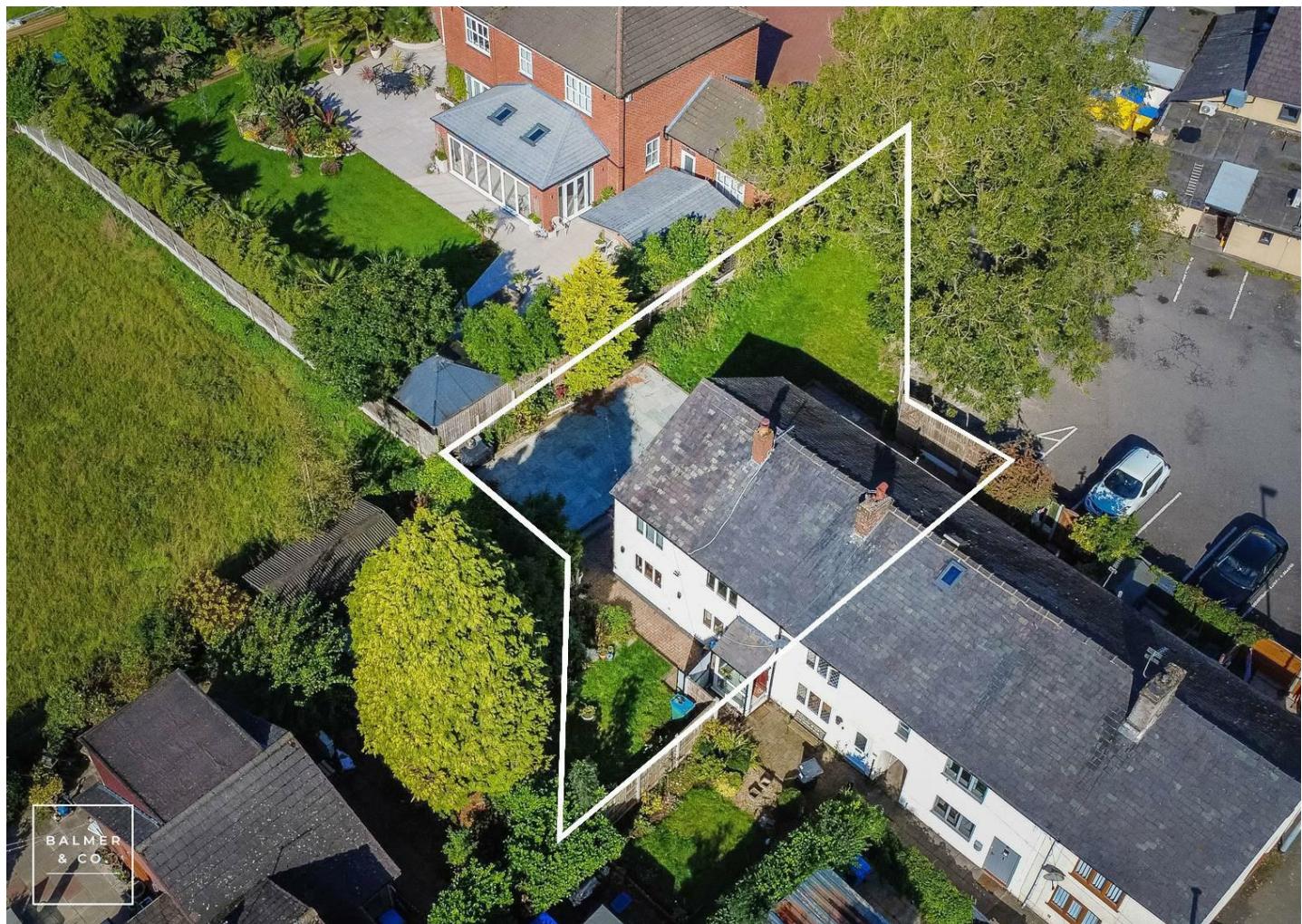


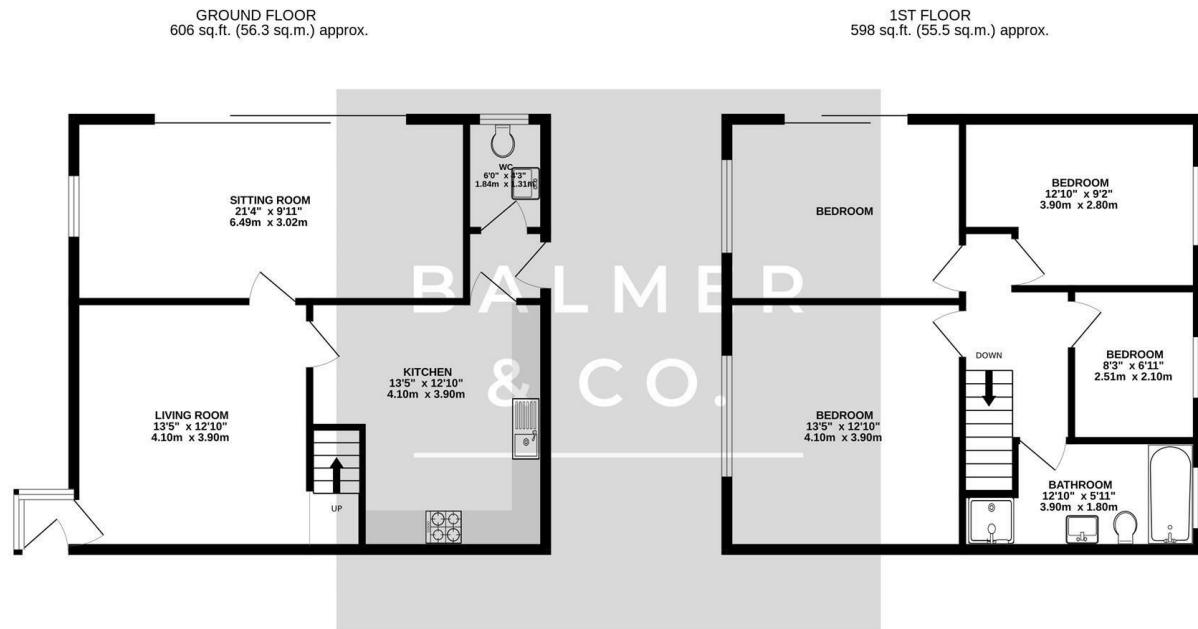
Warrington Road, Glazebury, WA3 5NX

Offers Over £300,000

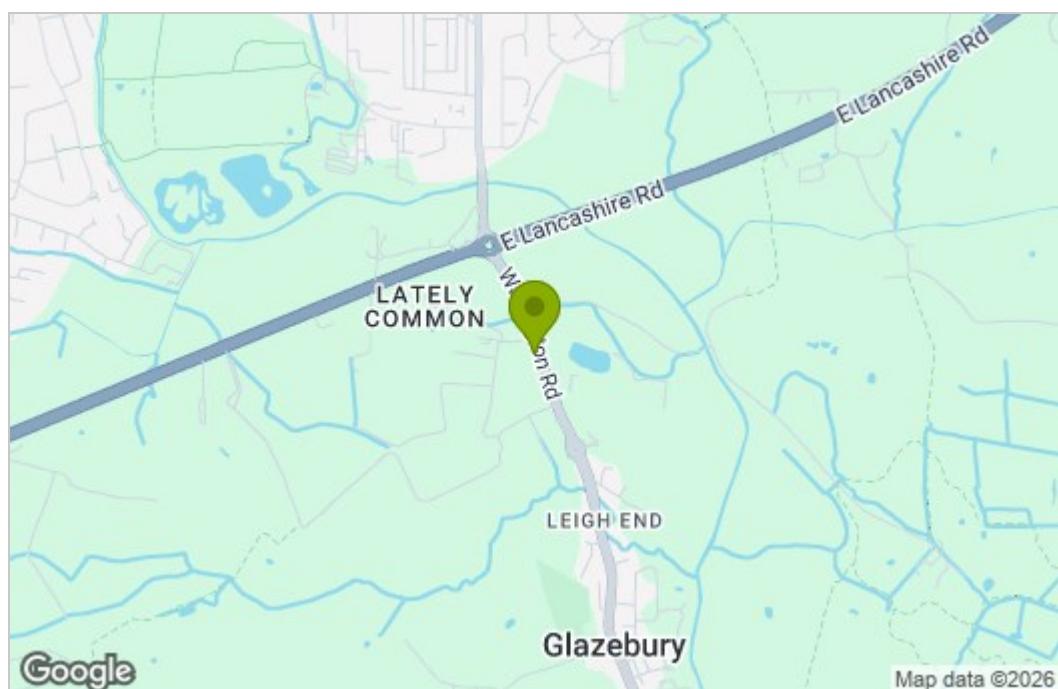


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic four bedroom end-terrace house in Glazebury, Cheshire, close to the ever popular Culcheth village. Offered with no onward chain, this unique country style property offers excellent family living space and it tucked away on a large plot with an open aspect beyond. Comprising in brief of entrance porch, large living room with feature log burning stove, fitted kitchen/dining room, store room, W.C, with a large sitting room to the rear with bi-folding doors completing the ground floor. To the first floor is a large master bedroom, second double bedroom with Juliette balcony over looking the stunning open aspect to the rear, third double bedroom, fourth single bedroom, with a large four piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot with private gardens to the front, side and rear and is tucked away at the end of a quiet row of terraced houses. The property offers larger than average living space and is situated close to Bents garden centre and is walking distance to local amenities. The property simply must be viewed to be fully appreciated, early viewings highly recommended, all enquiries welcome.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		69
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.