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HOWELL & CO.
SALES & LETTINGS









34 Secker Avenue, Warrington, WA4 2RE

Offers In The Region Of £269,950

SPACIOUS THREE BEDROOM SEMI-DETACHED HOME | DRIVEWAY PARKING FOR THREE VEHICLES | PRIVATE REAR GARDEN | LARGE WORKSHOP/OFFICE | UNDERCOVER SNUG WITH LOG BURNER

Offering far more than meets the eye, this spacious three-bedroom semi-detached property is a home full of character, individuality and exciting potential. With distinctive décor, versatile accommodation, a very private rear garden and a substantial workshop/office with its own side access, this is a fantastic opportunity for buyers seeking something a little different.

The ground floor offers a welcoming entrance hall leading through to a generous lounge, providing a comfortable space to relax and unwind. The kitchen is complemented by a separate dining room, creating a practical layout for everyday living and entertaining. A particularly appealing feature is the undercover snug to the rear, complete with a log burner, offering a cosy retreat to enjoy throughout the seasons.

To the first floor are three bedrooms, including a good-sized principal bedroom, together with a family bathroom. A further bathroom on the ground floor adds welcome convenience and practicality for busy households.

ENTRANCE HALL

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

LOUNGE






Attractive family lounge with a feature fireplace and tiled inset with electric fire, wood flooring, Upvc double glazed window to the front elevation, sliding panelled doors leading to the dining room.

DINING ROOM




With French doors leading to the undercover snug, wood flooring, access door to the side entrance hallway.

DOWNSTAIRS BATHROOM



Fitted with a three piece suite comprising: Low level w.c, vanity wash hand basin with mixer tap and bath with shower over, Upvc double glazed window to the side elevation, tiled walls.

KITCHEN





Fitted with a range of solid wood wall and base units incorporating a stainless steel sink unit with mixer tap, freestanding stainless steel Beaumatic range type cooker with extractor above, wood flooring, part tiled walls, plumbed for a washing machine and dishwasher, Upvc double glazed window to the the rear elevation.

UNDERCOVER SNUG



Fabulous undercover outside snug with wood burning stove, wrought iron gate opening to the rear garden.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

BEDROOM ONE




With a Upvc double glazed window to the front elevation.

BEDROOM TWO



Double glazed window with views over Black Bear Park path.

BEDROOM THREE



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

BATHROOM





Fitted with a three piece suite comprising: Vanity wash hand basin with mixer tap, low level w.c and panelled bath with shower over and glass screen. wall mounted chrome towel radiator, Upvc double glazed window to the rear elevation.

OUTSIDE









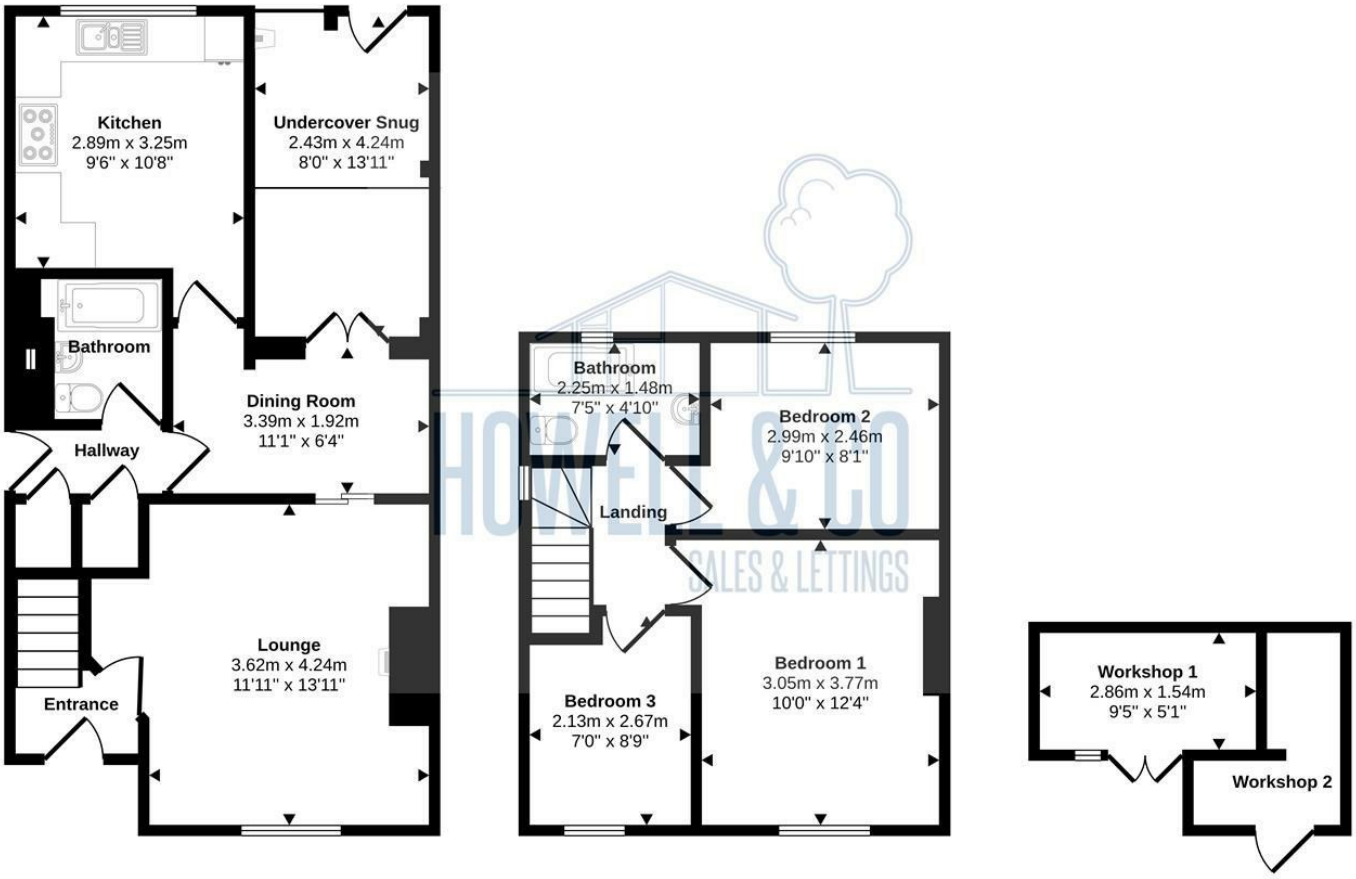






Externally, the property has attractive low maintenance gardens along with excellent off road driveway parking. There is a large workshop and an office which has power, to the rear of the property along with addition storage to side elevation.

Approx Gross Internal Area
98 sq m / 1054 sq ft

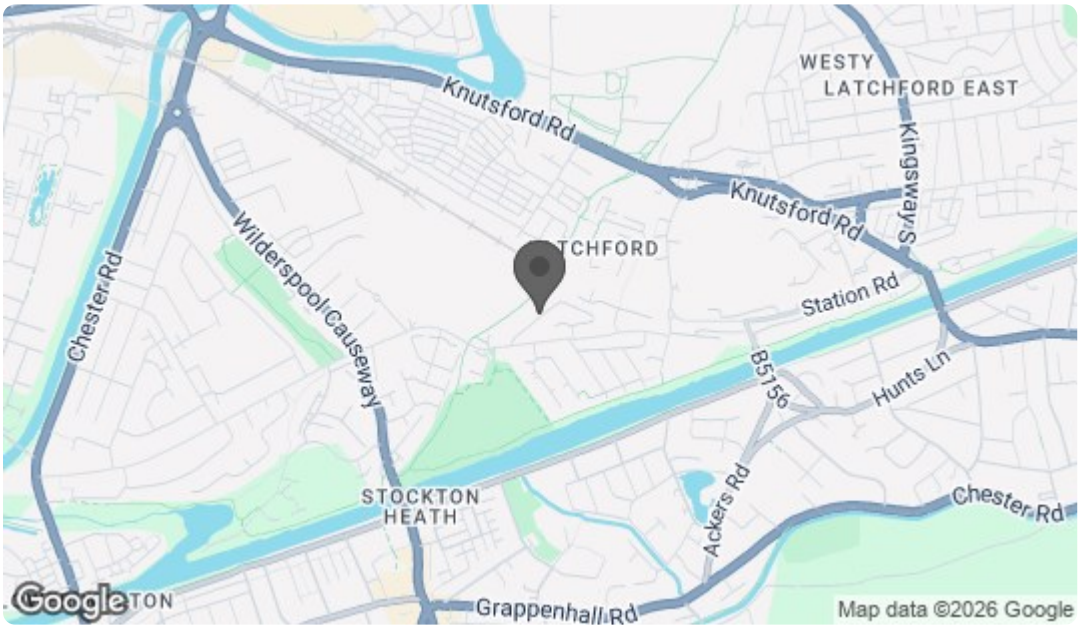


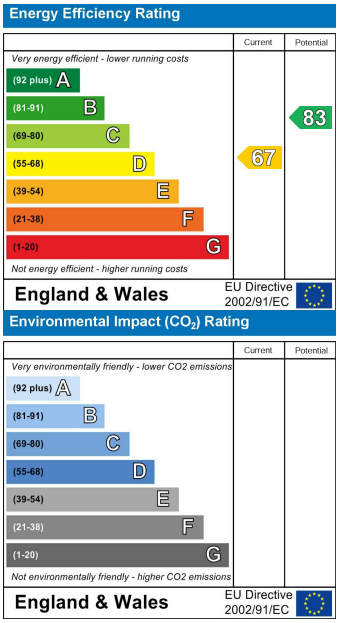
Ground Floor
Approx 56 sq m / 605 sq ft

First Floor
Approx 34 sq m / 363 sq ft

Outbuilding
Approx 8 sq m / 87 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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