



49 CRANBORNE AVENUE WARRINGTON, WA4 6DE

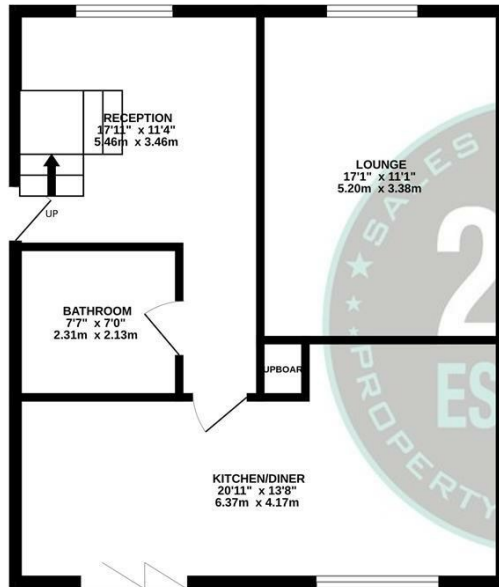
£299,950
FREEHOLD

This beautifully presented two bedroom detached bungalow has been configured in a fantastic way offering open plan living downstairs and the flexibility to keep the current two bedrooms or change to three bedrooms to the first floor. Positioned in a very quiet and popular location within easy reach of Warrington Town Centre, Stockton Heath and Latchford Village, the property provides driveway parking, gardens to front and rear as well as garage/outhouse to the side.

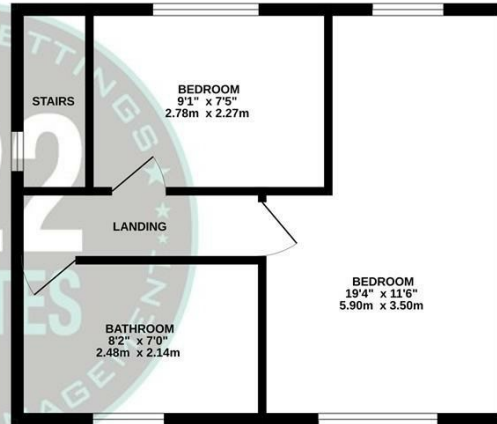
Hopefully the pictures do some justice to this wonderful home but it is perfectly presented. Upon entering from the side, there is a reception room which gives an open plan feel. The generous bay fronted lounge also has some built in storage and fireplace focal point. Modern downstairs shower room with WC. To the rear of the property the open plan kitchen/diner is another fantastic feature of the home. It provides a superb hub of the home with modern shaker style kitchen with ample storage. It opens onto a dining room with built in dining bench which overlooks the landscaped rear garden through bifolding doors.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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