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## 20 Woolacombe Close, Warrington, WA4 2RU

**£220,000**

END TOWN HOUSE, THREE BEDROOMS, MODERNISATION REQUIRED, HIGHLY SOUGHT AFTER LOCATION, LOUNGE AND DINING ROOM, DRIVEWAY PARKING AND SINGLE GARAGE, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this end town house property which is situated in a highly sought after location and benefits from No Onward Chain. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, lounge with feature fireplace, dining room, kitchen, first floor landing, three bedrooms and a shower room/w.c. Externally the property has gardens to the front and rear elevations along with driveway parking and an integral single garage. Viewing highly recommended.

## ENTRANCE HALLWAY

### LOUNGE



Good sized family lounge with a Upvc double glazed window to the front elevation, feature fireplace, open plan turning staircase to the first floor accommodation, sliding glass panelled doors leading to the dining room.

### DINING ROOM



With sliding glass panelled doors from the lounge, Upvc double glazed window to the rear elevation.

### KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the rear elevation, exterior Upvc double glazed door leading to the rear garden.

## FIRST FLOOR LANDING

### MASTER BEDROOM



With a Upvc double glazed window to the front elevation, fitted wardrobes.

## BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front elevation.

## BEDROOM THREE



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

## SHOWER ROOM/W.C



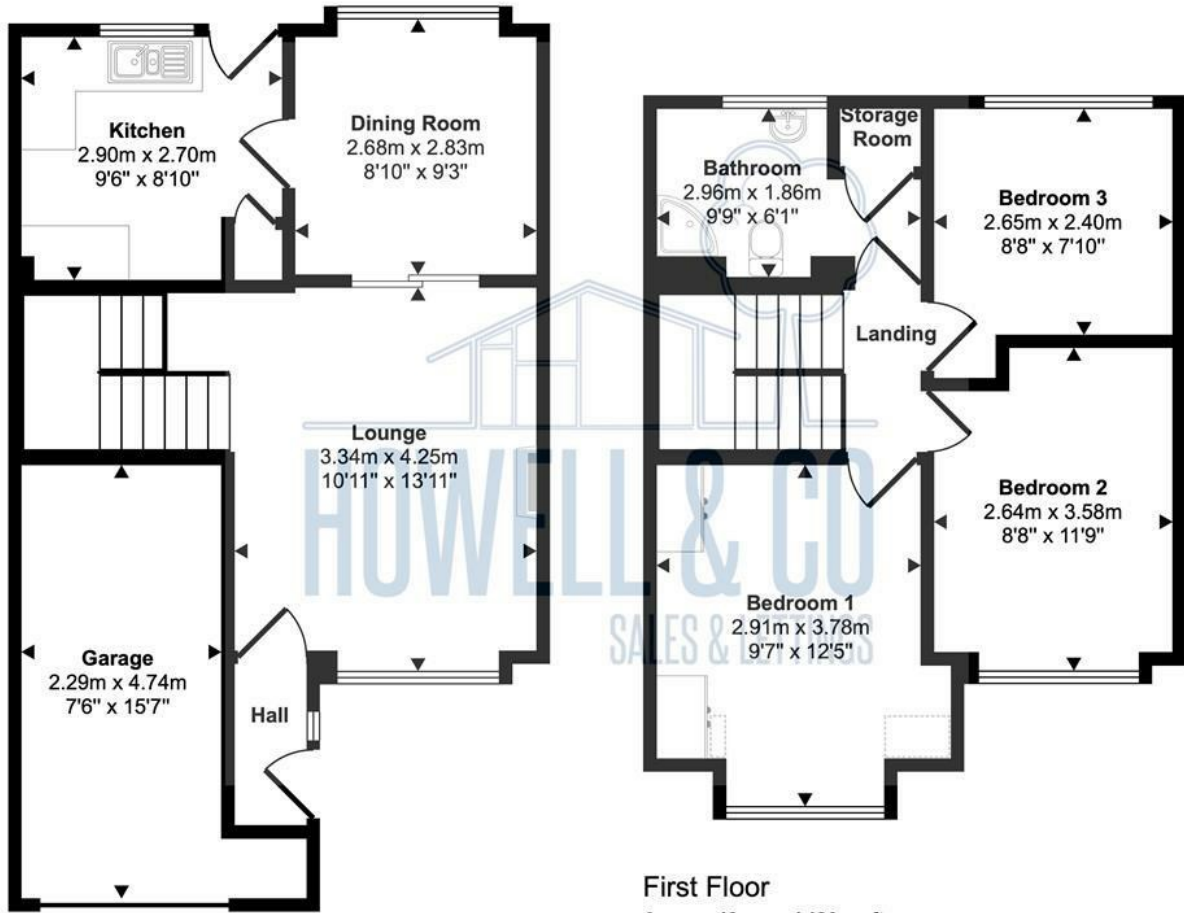
Fitted with a corner shower enclosure, low level w.c and wash hand basin with under storage unit, tiled walls, Upvc double glazed window to the rear elevation.

## OUTSIDE



Externally there are gardens to the front and rear elevations along with driveway parking and an integral garage with up and over door.

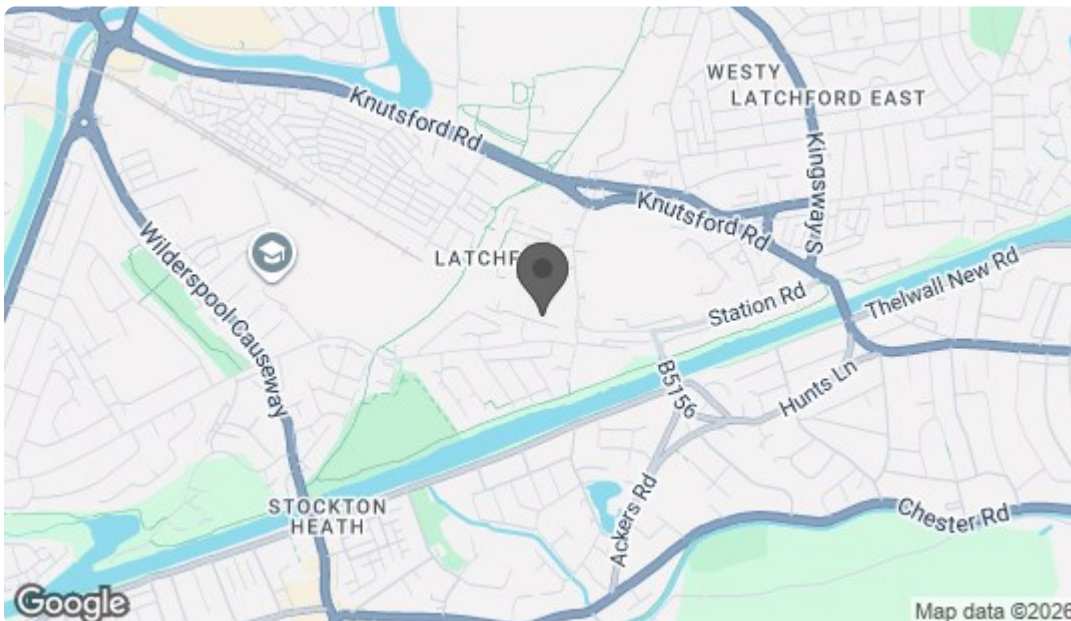
Approx Gross Internal Area  
87 sq m / 942 sq ft



**Ground Floor**  
Approx 48 sq m / 516 sq ft

□ Denotes head height below 1.5m

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.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |