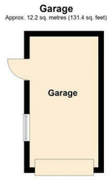
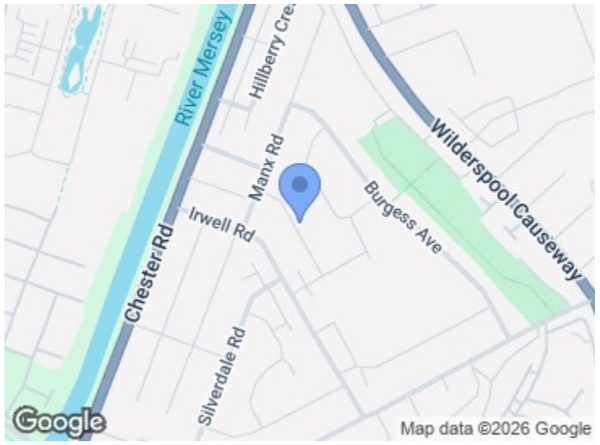


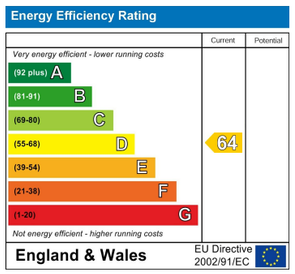
Total area: approx. 80.7 sq. metres (869.1 sq. feet)

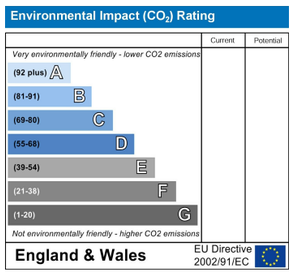


Location

Occupying an established plot in this hugely popular area, the property is within walking distance of both Warrington town centre and Stockton Heath village, which boasts an impressive selection of independent shops and boutiques alongside useful amenities including a supermarket and post office. There is a fine selection of restaurants and bars close by, offering either a relaxed setting or a more cosmopolitan night out. The village is popular thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.







COWDEL CLARKE

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Warrington

COWDEL CLARKE



NO CHAIN I THREE BEDROOMS I PRIVATE REAR GARDEN I DETACHED GARAGE I DESIRABLE ROAD I CLOSE TO STOCKTON HEATH, WARRINGTON TOWN & CAUSEWAY PARK I GAS CENTRAL HEATING & DOUBLE GLAZING This traditional semi-detached bungalow is located on a particularly desirable road amongst the 'Gainsborough Road' area. Comprising entrance hallway, lounge, three bedrooms and a family bathroom. The Kitchen opens onto a conservatory with patio doors leading to a private rear garden. Ample off road parking and detached garage.

Offers In Excess Of £250,000

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Warrington
Wordsworth Avenue







Accommodation
Traditional semi-detached bungalow on a popular road with low maintenance front garden, ample parking, detached garage and private rear garden. Internally comprising entrance hallway, three bedrooms, lounge to the front elevation, family bathroom, kitchen and conservatory / dining room. No onward chain.

Entrance Hallway
9'6" x 9'2" (2.9m x 2.8m)
A PVC double glazed front door with stained glass panel leads to the entrance hallway, with cupboard housing the electric & gas meters, ceiling light, ceiling coving, further storage cupboard and access to:

Lounge
13'11" x 10'9" (4.25m x 3.3m)
Feature coal effect gas fire with marble hearth and traditional surround, PCV Double glazed window to the front elevation, , ceiling coving, ceiling light, fibre internet point and television point.

Family Bathroom
5'6" x 5'6" (1.7m x 1.68m)
Three piece suite comprising low level WC, pedestal hand wash basin, panelled bath with chrome tapware & wall mounted thermostatic electric shower. Wood effect flooring, tiled walls, frosted PVC window to the side elevation, ceiling light and extractor fan.

Bedroom One
10'11" x 9'6" (3.35m x 2.9m)
A wall run of integrated wardrobes, PVC Window to the rear elevation, ceiling light, ceiling coving and central heating radiator.

Bedroom Two
9'2" x 7'8" (2.8m x 2.35m)
PVC double glazed bay window to the front elevation, central heating radiator, ceiling light and ceiling coving.





Bedroom Three / Study
8'2" x 7'2" (2.51m x 2.2m)
PVC Window to the side elevation, central heating radiator, ceiling coving, ceiling light and television point.

Kitchen
10'5" x 7'10" (3.2m x 2.4m)
A range of matching eye and base level units complimented with heat resistant roll top work surfaces and tiled splashback. Integrated 'Logik' four ring electric hob with extractor above, 'Logik' oven, LG Dishwasher (negotiable), space for fridge / freezer, PVC double glazed window to the rear elevation overlooking the garden, spotlighting and access to:

Dining Room / Conservatory
15'2" x 7'5" (4.64m x 2.27m)
Tiled flooring, with PVC Double glazed windows to the side and rear elevations, wall light and central heating radiator.

Outside
The property is approached via dwarf brick wall, leading to a low maintenance flagged front garden with matching driveway providing ample off-road parking for numerous vehicles. Secure pedestrian gate provides access to the private rear garden. Detached garage and secondary hard standing area ideal for patio furniture or a garden shed.

Garage
15'8" x 8'3" (4.8m x 2.54m)
Manual up and over door, window to the side elevation.

Tenure
Advised Freehold

Council Tax
Band 'C' £2136 as per 26/2027

Local Authority
Warrington Borough Council

Services

Postcode
WA4 6AN

Possession
Vacant possession upon completion. No onwards chain.

Viewing
Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200 or property@cowdelclarke.com