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## **6 Gables Close, Warrington, WA2 0DR**

### **Offers In The Region Of £299,950**

ATTRACTIVE DETACHED BUNGALOW, THREE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, UPVC DOUBLE GLAZING, HIGHLY SOUGHT AFTER LOCATION, NO ONWARD CHAIN, LOW MAINTENANCE GARDENS, DRIVEWAY PARKING AND GARAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive detached bungalow which is situated in a highly sought after location close to local amenities including shops, transport routes and schools. Offering excellent accommodation and benefitted from Upvc double glazing and no onward chain the accommodation briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen, rear porch, three bedrooms, shower room and separate w.c. Externally the property has low maintenance gardens and driveway parking leading to a single garage. Viewing highly recommended.

## ENTRANCE HALLWAY



L shaped hallway with storage cupboard and covered ceiling.

## LOUNGE



Good sized family lounge with a bow Upvc double glazed window to the front elevation covered ceiling, feature fireplace.

## DINING ROOM



Separate dining room with a Upvc double glazed window to the rear elevation, covered ceiling.

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, plumbed for a washing machine, gas cooker point, tiled walls, access door to the rear porch.

## REAR PORCH

With external door to the rear garden.

## MASTER BEDROOM



With a range of fitted wardrobes, Upvc double glazed window to the side elevation.

## BEDROOM TWO



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

## BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## SHOWER ROOM

Fitted with a wash hand basin with under storage unit, shower area, tiled walls, Upvc double glazed window to the rear elevation.

## SEPARATE W.C



Fitted with a low level w.c, tiled walls, Upvc double glazed window to the rear elevation.

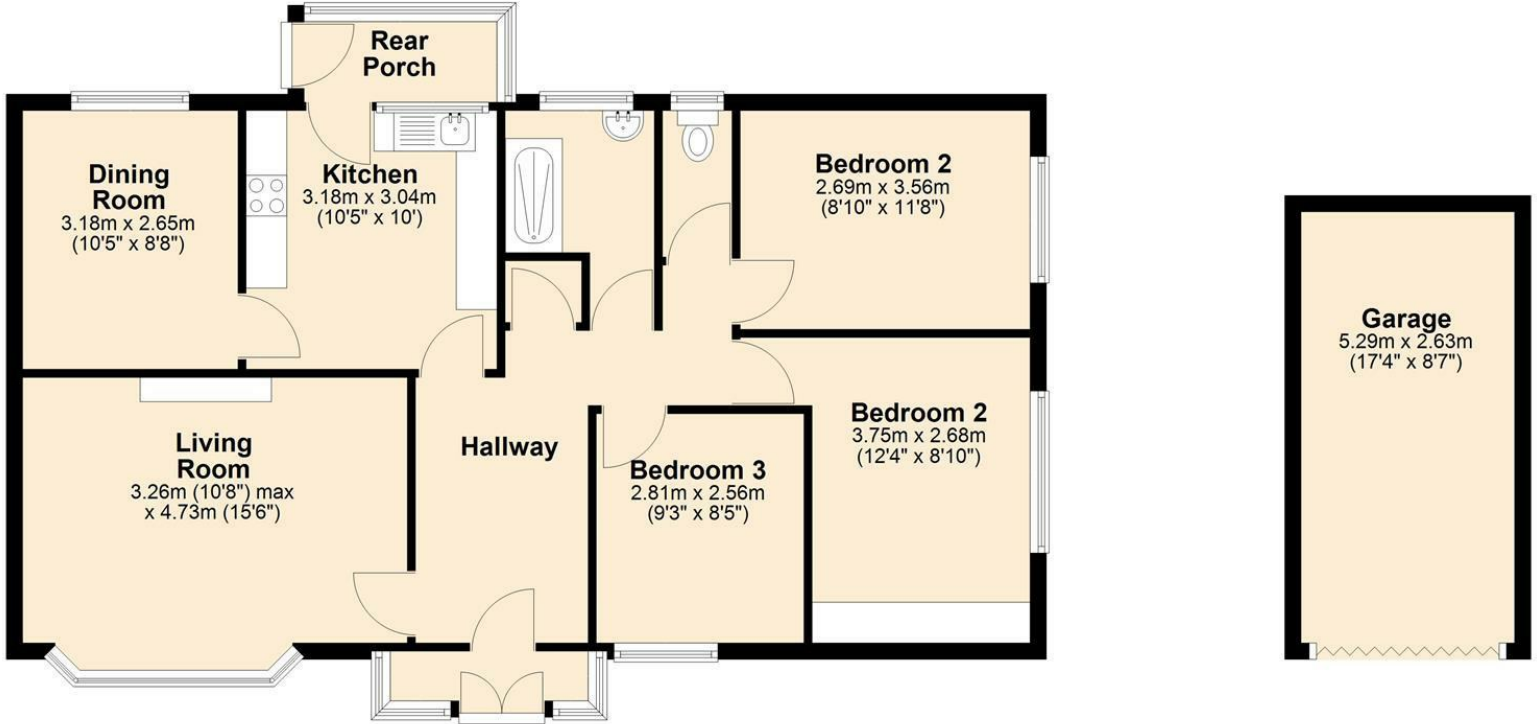
## OUTSIDE



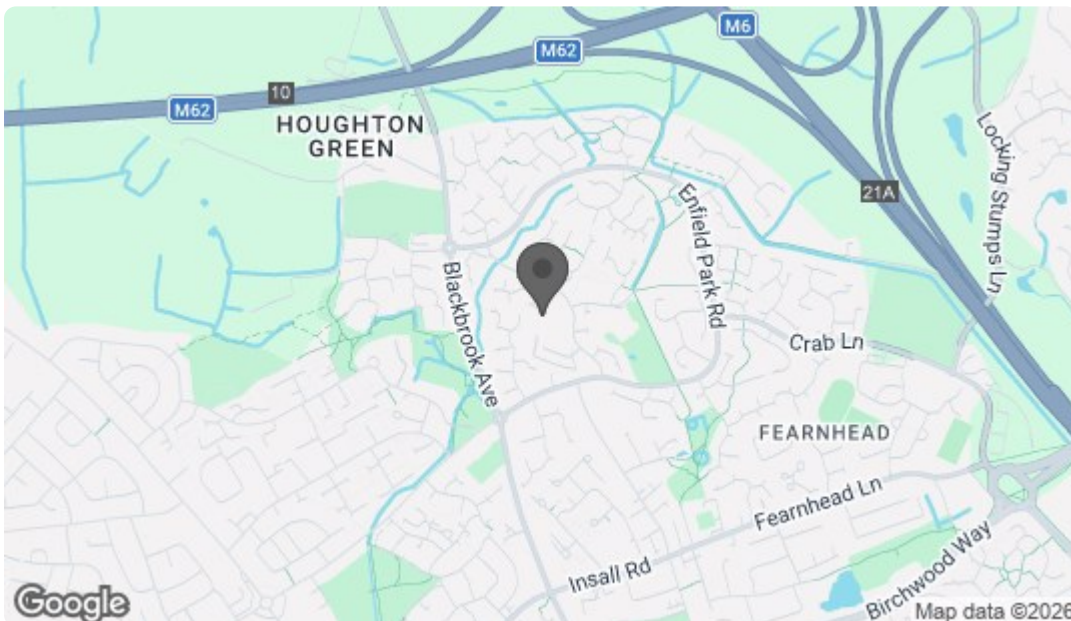
Externally the property occupies a good sized plot with low maintenance gardens, driveway parking and a single garage.

## Ground Floor

Approx. 98.4 sq. metres (1059.0 sq. feet)



Total area: approx. 98.4 sq. metres (1059.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		60	
(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		Current	Potential
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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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