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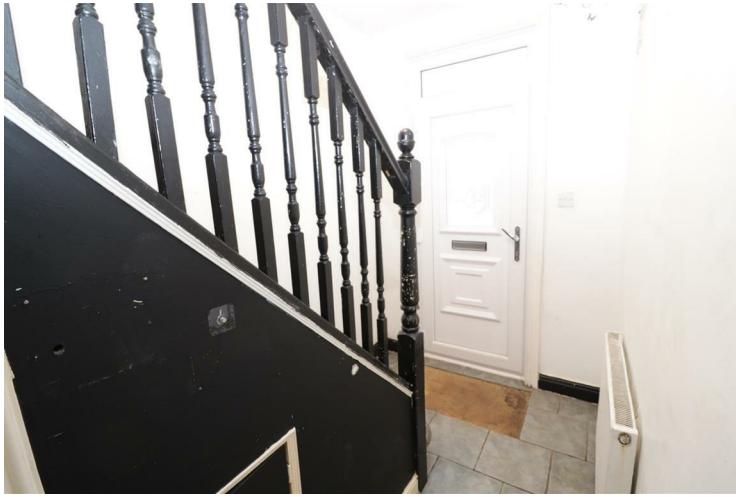
64 Morris Avenue, Warrington, WA4 1SG

£169,950

SEMI DETACHED PROPERTY, THREE BEDROOMS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, FREEHOLD TITLE, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY.

We are delighted to offer for purchase this semi detached property which is situated in a sought after location within easy reach of local amenities and the village centre. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, lounge with feature fireplace, dining kitchen, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has gardens to the front and rear elevations with potential for off road parking. Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via a Upvc front door, stairs leading to the first floor accommodation, ceramic tiled floor.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, wood laminate flooring.

LOUNGE



With a Upvc double glazed window to the front elevation, wood laminate flooring, feature fireplace, coved ceiling.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring.

DINING KITCHEN



Fitted with a range of wall and base units incorporating twin circular inset sink and drainer with mixer tap, built in stainless steel double electric oven and gas hob with extractor above, part tiled walls, plumbed for a washing machine, two Upvc double glazed windows to the rear elevation under stairs storage cupboard, exterior door to the side elevation.

BEDROOM THREE



With a Upvc double glazed window to the front elevation, wood laminate flooring.

FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

BATHROOM/W.C



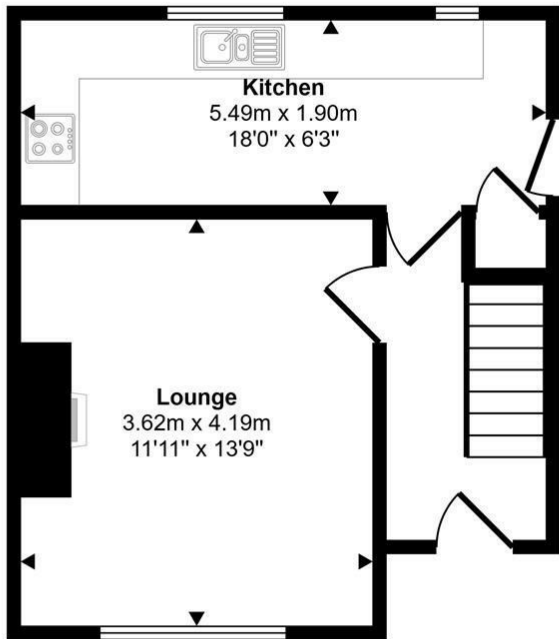
Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE

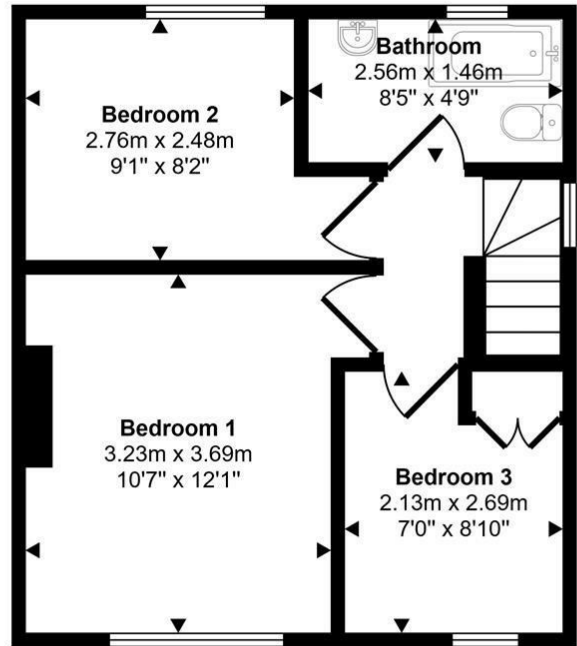


Externally the property has garden areas to the front and rear elevations with off road parking potential.

Approx Gross Internal Area
67 sq m / 722 sq ft

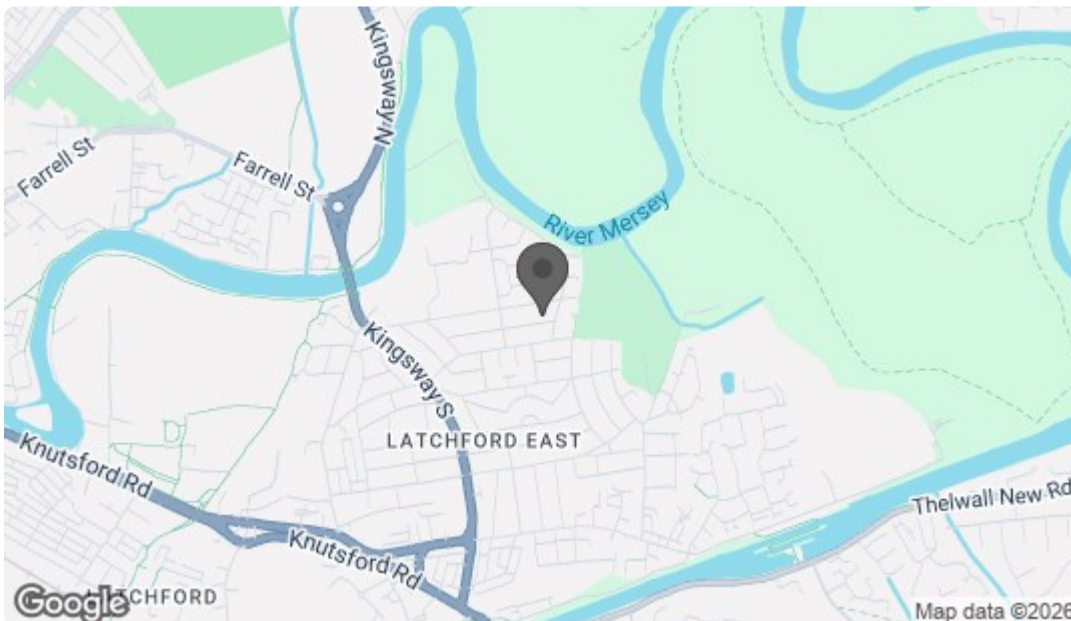


Ground Floor
Approx 32 sq m / 349 sq ft



First Floor
Approx 35 sq m / 373 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.



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