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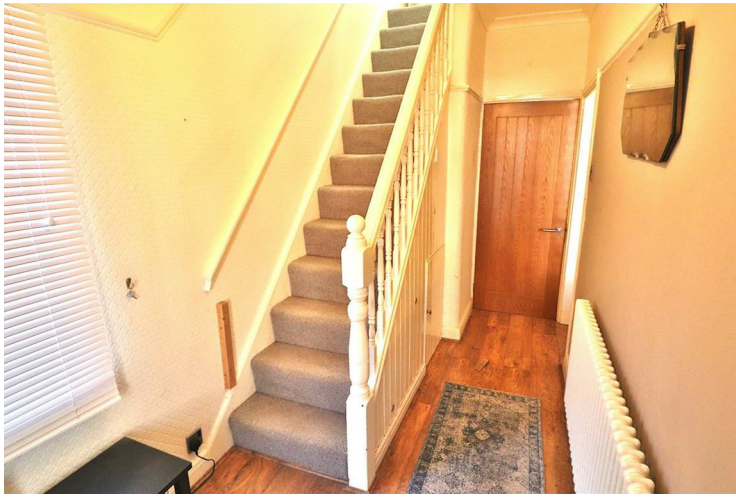
## 13 Ash Grove, Warrington, WA4 1EF

### Offers In Excess Of £230,000

FABULOUS SEMI DETACHED PROPERTY, EXTENDED ACCOMMODATION, THREE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, CONSERVATORY, KITCHEN WITH INTEGRATED APPLIANCES, UPVC DOUBLE GLAZING, DRIVEWAY PARKING, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous semi detached property which offers excellent family accommodation and is situated in a highly sought after location. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, lounge with "Log Burning" stove, dining room, conservatory, kitchen with integrated appliances, first floor landing, master bedroom with fitted wardrobes, two further bedrooms and a recently refurbished shower room/w.c. Externally the property has low maintenance gardens to the front and rear elevations along with driveway parking. Viewing highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, Upvc double glazed window to the side elevation, picture rail, covered ceiling, under stairs storage cupboard.

## LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation, feature exposed inset chimney breast with "Log Burning Stove", picture rail, covered ceiling.

## DINING ROOM



Separate dining room open plan to the conservatory with wood laminate flooring, feature raised tiled wall with display recesses.

## CONSERVATORY



Upvc double glazed conservatory with French doors leading to the rear garden, wood laminate flooring.

## KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in stainless steel double oven and halogen hob with extractor above, part tiled walls, Upvc double glazed window to the rear elevation, wood laminate flooring, storage cupboard, plumbed for a washing machine, inset ceiling spot lighting.

## FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, covered ceiling.

## MASTER BEDROOM



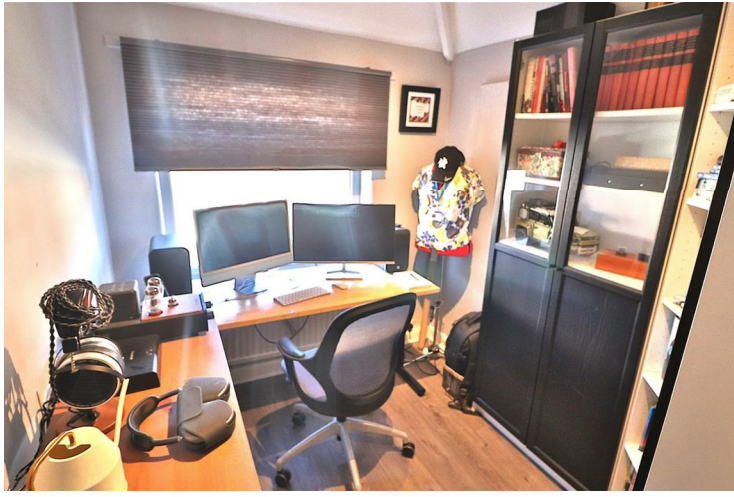
Good sized master bedroom with a Upvc double glazed window to the front elevation, fitted wardrobes, covered ceiling.

## BEDROOM TWO



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

### BEDROOM THREE



With a Upvc double glazed window to the front elevation,

### SHOWER ROOM/W.C



Fitted with a contemporary shower suite comprising: Low level w.c, wall mounted wash hand basin with mixer tap and under storage unit, walk in double shower enclosure, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

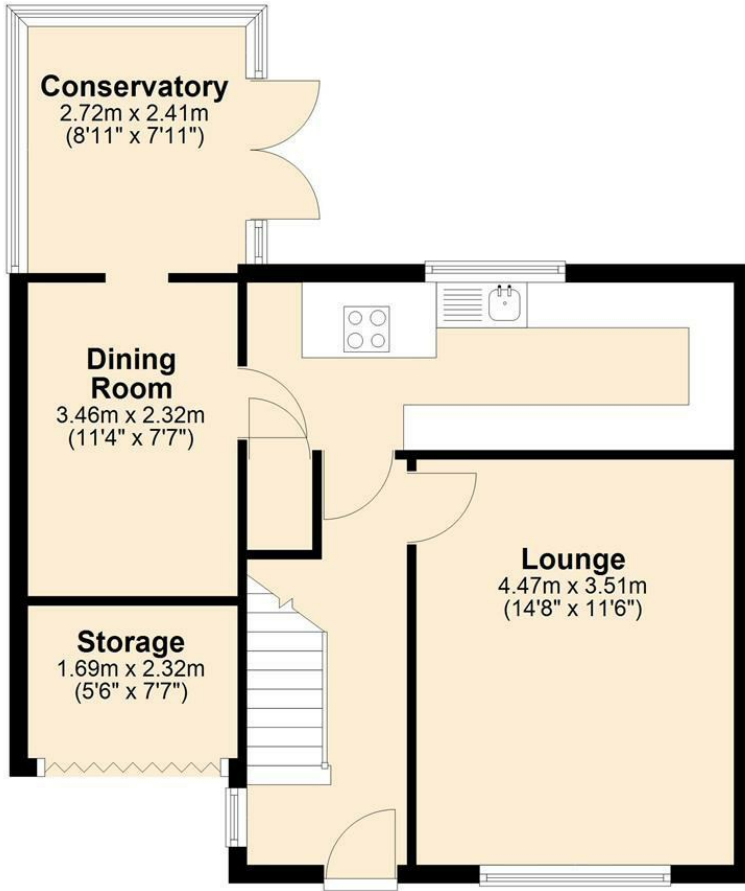
### OUTSIDE



Externally the property has low maintenance gardens to the front and rear elevations featuring a covered area and separate patio area along with front driveway parking and access to an additional storage area.

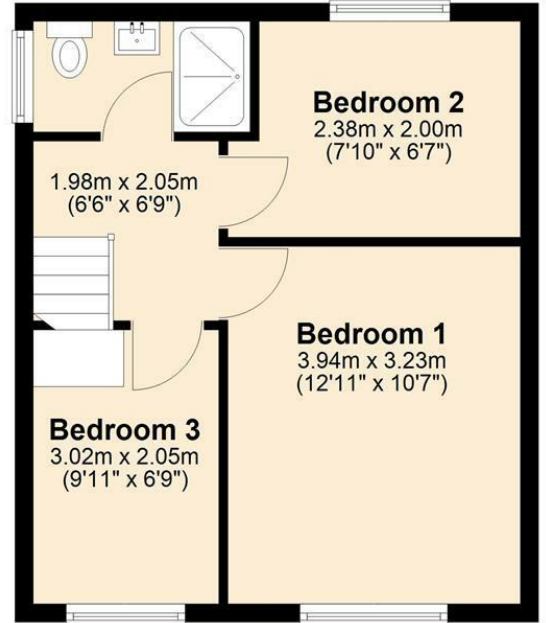
## Ground Floor

Approx. 54.0 sq. metres (581.6 sq. feet)

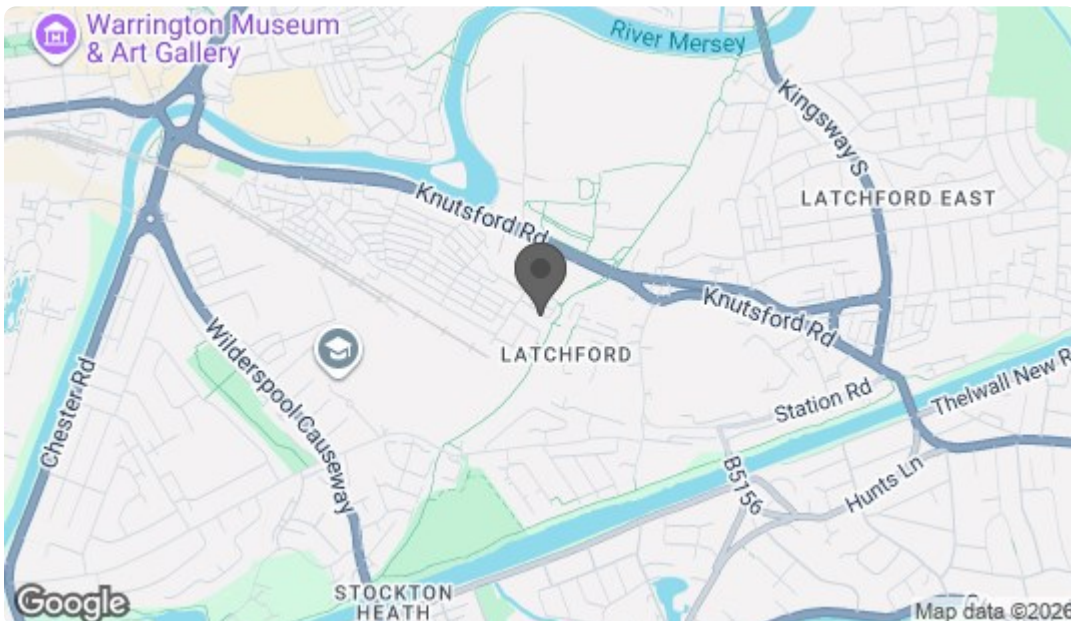


## First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 88.6 sq. metres (953.3 sq. feet)



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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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