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38 Brindley Avenue, Warrington, WA4 1RU

Offers In The Region Of £187,500

TRADITIONAL FREEHOLD SEMI DETACHED HOUSE, THREE BEDROOMS, ATTRACTIVE FAMILY LOUNGE WITH FEATURE FIREPLACE, MODERN KITCHEN, CONSERVATORY, CLOAKROOM/W.C, UPVC DOUBLE GLAZING, IDEAL FIRST TIME BUY, POPULAR LOCATION, OFF ROAD PARKING, ENCLOSED REAR GARDEN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this traditional semi detached property which is situated in a popular location close to local amenities and the village centre.

Benefiting from Upvc double glazing the accommodation briefly comprises: Entrance hallway, lounge with feature fireplace, modern kitchen, cloakroom/w.c and utility area, conservatory, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has off road paved parking to the front elevation along with an enclosed rear garden with a lawned area. Freehold title. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, Upvc double glazed window to the side elevation.

LOUNGE



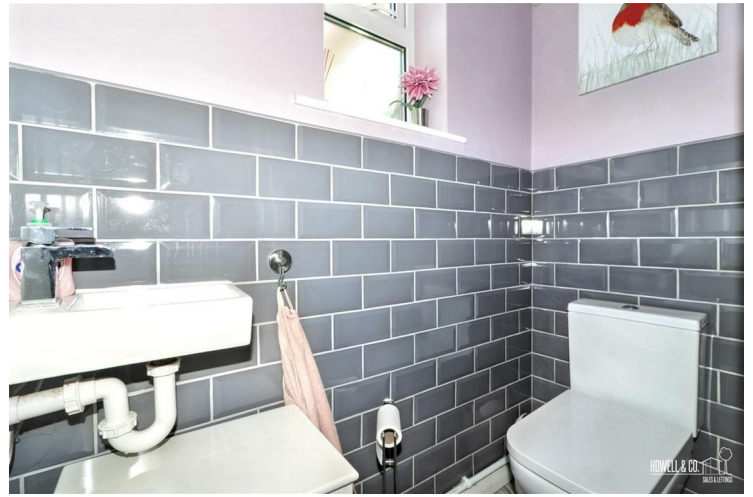
Goods sized family lounge with a Upvc double glazed bow window to the front elevation, feature fireplace, picture rail, coved ceiling,

KITCHEN



Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, extractor hood, integrated dishwasher, ceramic tiled floor.

CLOAKROOM/W.C



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

UTILITY ROOM

Plumbed for a washing machine.

CONSERVATORY



Impressive Upvc double glazed conservatory with a ceramic tiled floor and French doors leading to the rear garden.

FIRST FLOOR LANDING

With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, picture rail.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, picture rail.



Externally the property has paved off road parking to the front elevation along with an enclosed rear garden with lawned area.

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

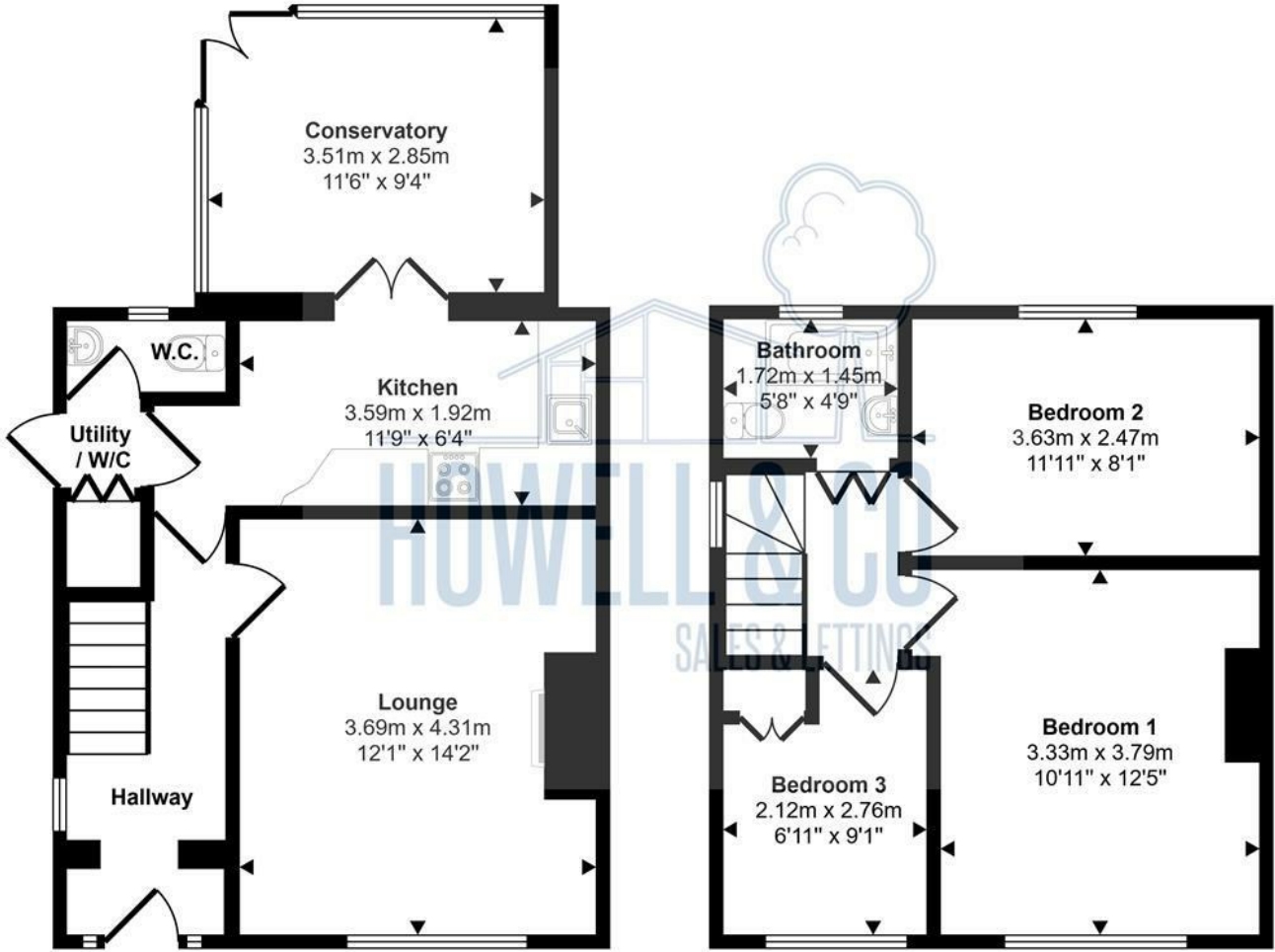
BATHROOM/W.C



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

OUTSIDE

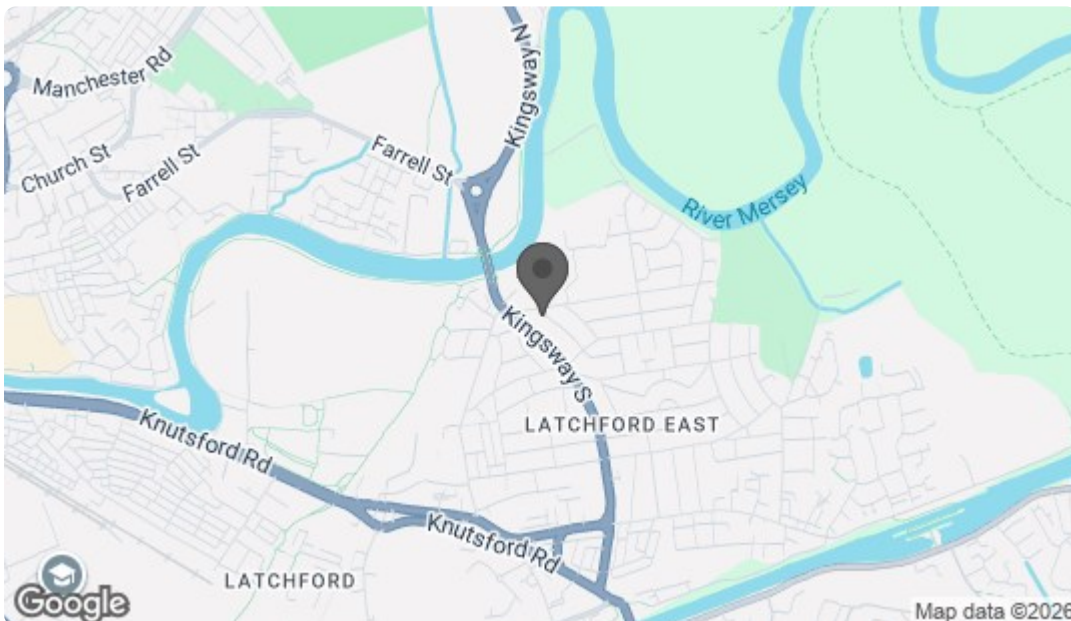
Approx Gross Internal Area
82 sq m / 881 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft

First Floor
Approx 36 sq m / 383 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		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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	