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HOWELL & CO.
SALES & LETTINGS









13 Hindle Avenue, Warrington, WA5 0HD

£225,000

IMPRESSIVE FAMILY HOME, THREE BEDROOMS, EXTENDED ACCOMMODATION, NO ONWARD CHAIN, FREEHOLD TITLE, CUL DE SAC LOCATION, OPEN PLAN DINING KITCHEN AREA, UTILITY, CONSERVATORY, GARDEN AREAS TO THREE SIDES, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer this impressive and deceptively spacious three bedroom property situated in a cul de sac location within easy reach of local amenities. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, cloakroom/w.c, family lounge. open plan dining kitchen, utility room, Upvc double glazed conservatory, first floor landing, three bedrooms and a family bathroom. Externally the property has garden areas to the front, side and rear. Viewing is highly recommended to appreciate the accommodation on offer. No onward chain, Freehold.

ENTRANCE HALLWAY




With stairs leading to the first floor accommodation, wood laminate flooring.

CLOAKROOM/W.C



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

FAMILY LOUNGE




Good sized family lounge with a Upvc double glazed bay window to the front elevation, feature inset log burning stove, wood laminate flooring.

OPEN PLAN DINING KITCHEN





Impressive open plan dining kitchen with French doors leading to the conservatory and open plan to the utility room, fitted with a range of base units, electric oven and halogen hob with extractor above, part tiled walls, ceramic tiled floor.

UTILITY ROOM



Open plan to the dining kitchen with fitted units incorporating a stainless steel sink unit with mixer tap, integrated fridge freezer, part tiled walls, ceramic tiled floor, dual aspect Upvc double glazed windows.

CONSERVATORY



Upvc double glazed conservatory with French doors leading out to the rear garden, ceramic tiled floor, fitted radiator.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM




Attractive master bedroom with a bay Upvc double glazed window to the front elevation,

BEDROOM TWO




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

BEDROOM THREE



Single bedroom with a Upvc double glazed window to the front elevation.

BATHROOMW.C

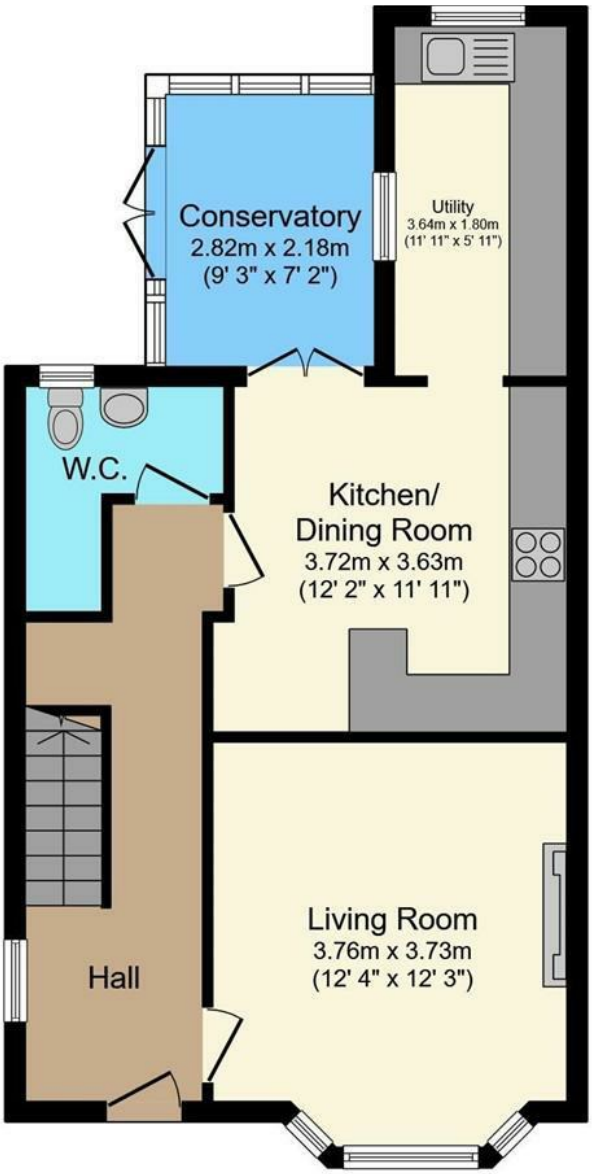


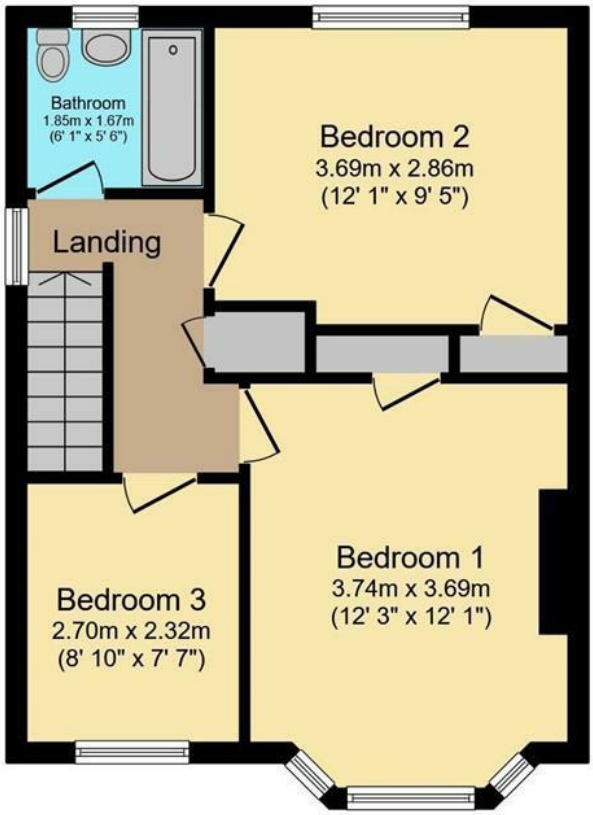
Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

OUTSIDE



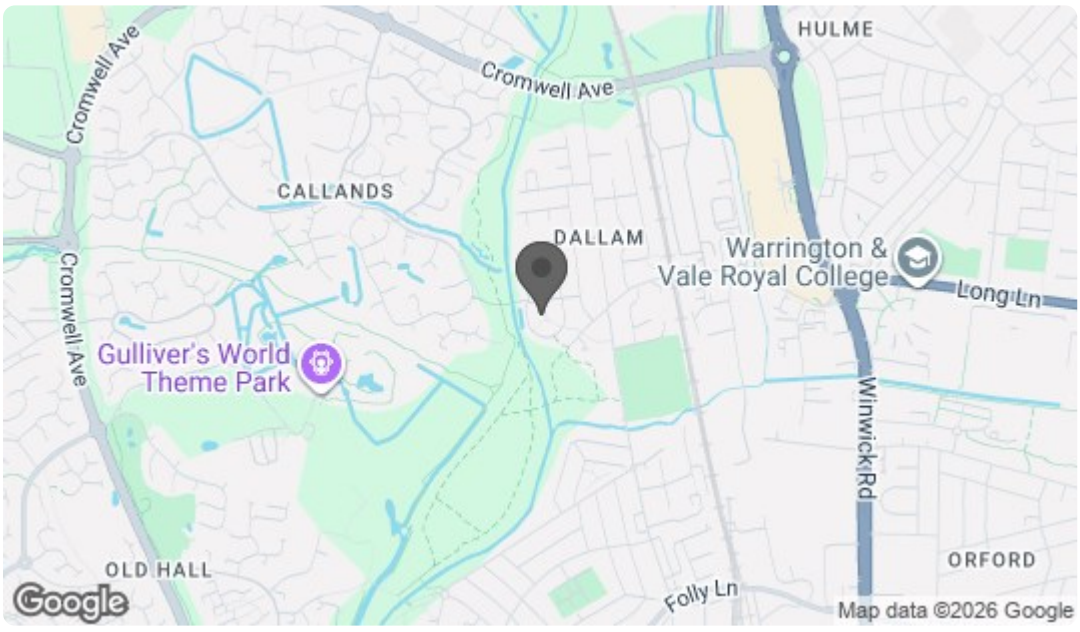

Externally the property has attractive garden areas to the front side and rear elevations.

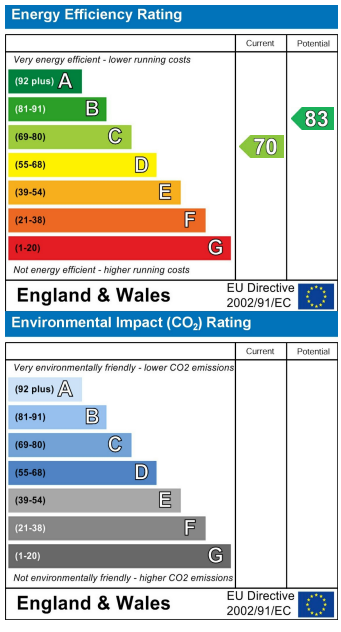




Total floor area 99.8 sq.m. (1,074 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com





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