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198 Wilderspool Causeway, Warrington, WA4 6QF

Offers In Excess Of £275,000

STUNNING VICTORIAN TERRACED PROPERTY, THREE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, CONTEMPORARY KITCHEN AND UTILITY ROOM, EXCELLENT FAMILY ACCOMMODATION, UPVC DOUBLE GLAZING, HIGHLY SOUGHT AFTER LOCATION, WITHIN WALKING DISTANCE OF STOCKTON HEATH VILLAGE, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning Victorian terraced property which is situated in a highly sought after location within walking distance of Stockton Heath village. Offering a blend of contemporary and period features the accommodation briefly comprises: Entrance porch, hallway, lounge, dining room, fitted kitchen with built in oven and hob, utility room, first floor landing, three bedrooms and a bathroom/w.c. Externally the property is garden fronted with an enclosed courtyard to the rear. Viewing highly recommended.

ENTRANCE PORCH



With access door through to the hallway.

ENTRANCE HALLWAY



With ceramic tiled flooring, stairs leading to the first floor accommodation, coved ceiling, feature wall panelling.

LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation, media wall with inset fire, alcove display shelving with concealed lighting and under storage,

DINING ROOM



Impressive separate dining room with feature exposed chimney breast with inset fire recess, wood laminate flooring, coved ceiling, two Upvc double glazed windows to the front elevation, dado rail.

KITCHEN



Fitted with a range of contemporary wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in electric oven and gas hob with extractor above, wood laminate flooring, Upvc double glazed window to the side elevation, breakfast bar, under stairs storage cupboard, feature vertical radiator.

UTILITY ROOM



Separate utility room with plumbing for a washing machine and dishwasher, wood laminate flooring, Upvc double glazed window to the side elevation, Upvc double glazed exterior door.

FIRST FLOOR LANDING



With coved ceiling, feature wall panelling to dado rail

MASTER BEDROOM



Excellent sized master bedroom with two Upvc double glazed windows to the front elevation, coved ceiling, built in wardrobe.

BEDROOM TWO



Double bedroom with a Upvc double glazed window to the rear elevation, feature wall panelling, wood laminate flooring, inset alcove shelving.

BEDROOM THREE



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

BATHROOM/W.C



Fitted with a shaped bath with shower over and glass screen,

wash hand basin with mixer tap and under storage unit and low level w.c, tiled walls and ceramic tiled floor, Upvc double glazed window to the side elevation.

OUTSIDE



Externally the property is garden fronted and has an enclosed rear courtyard area with double gate rear access.

Ground Floor

Approx. 57.9 sq. metres (622.9 sq. feet)

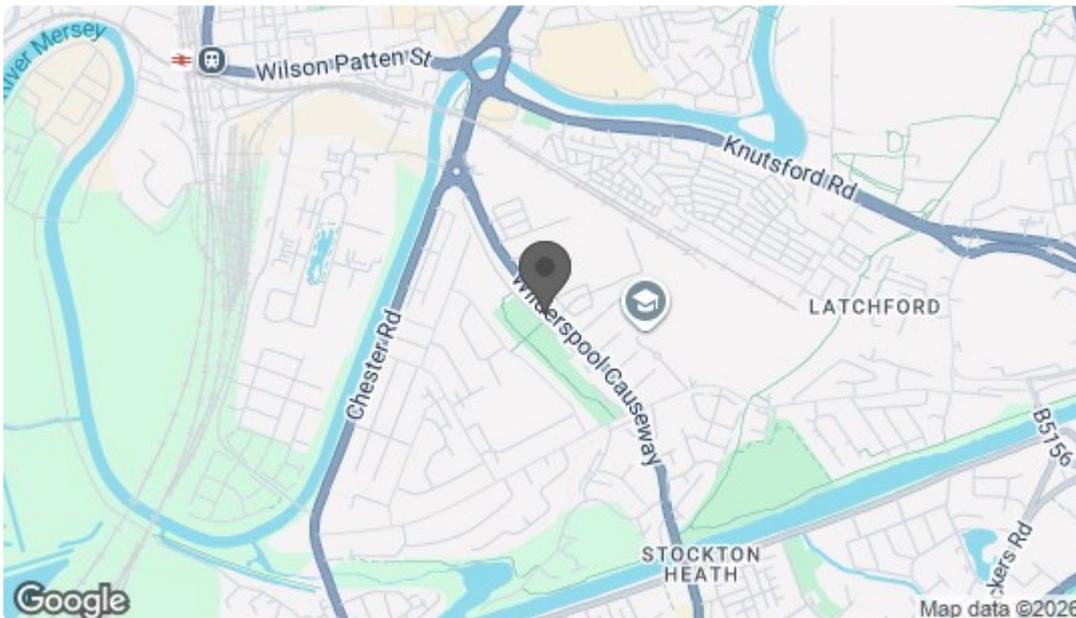


First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 109.9 sq. metres (1182.7 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 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	