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## 4 Weavers Fold, Warrington, WA1 3FX

### Offers In The Region Of £250,000

MODERN SEMI DETACHED HOUSE, THREE STOREY ACCOMMODATION, THREE/FOUR BEDROOMS, INTEGRAL GARAGE, GROUND FLOOR RECEPTION/BEDROOM AND SHOWER ROOM/W.C, UPVC DOUBLE GLAZING GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this modern semi detached property which offers versatile accommodation over three floors and benefits from No Onward Chain.

With Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, shower room/w.c, ground floor reception room/bedroom four, first floor landing, open plan lounge/dining room, kitchen with built in oven and hob, second floor landing, three bedrooms and a bathroom/w.c. Externally the front of the property has off road driveway parking which leads to an integral garage and to the rear elevation there is an enclosed garden area. Viewing highly recommended.

## ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, under stairs storage cupboard, access door leading to the integral garage.

## UTILITY ROOM



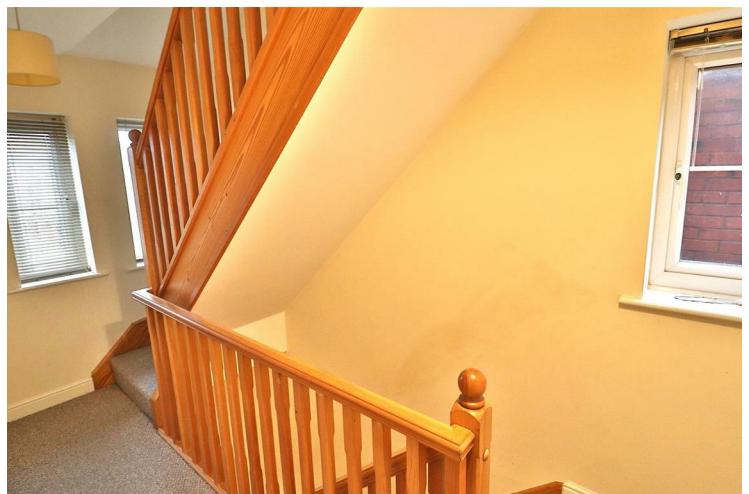
Fitted with a stainless steel sink unit with mixer tap, base unit, plumbed for a washing machine, Upvc double glazed window to the rear elevation, external door leading to the rear garden.

## SHOWER ROOM/W.C



Fitted with a low level w.c., pedestal wash hand basin and walk in shower with tiled walls, expelair unit.

## FIRST FLOOR LANDING



With stairs leading to the second floor accommodation, dual aspect Upvc double glazed windows to the front and side elevations.

## GROUND FLOOR RECEPTION/BEDROOM FOUR



Versatile ground floor reception room/fourth bedroom with Upvc double glazed French doors leading out to the rear garden.

## OPEN PLAN LOUNGE/DINING ROOM

Attractive open plan lounge/dining room with dual aspect Upvc double glazed windows to the front and rear elevations, coved ceiling.

## KITCHEN



## BEDROOM TWO



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in double oven and halogen hob with extractor above, part tiled walls, Upvc double glazed window to the rear elevation.

## SECOND FLOOR LANDING



With a Upvc double glazed window to the rear elevation.

## BEDROOM THREE



With a Upvc double glazed window to the front 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 front elevation.

## OUTSIDE

With a range of fitted wardrobes, Upvc double glazed window to the rear elevation.

## MASTER BEDROOM

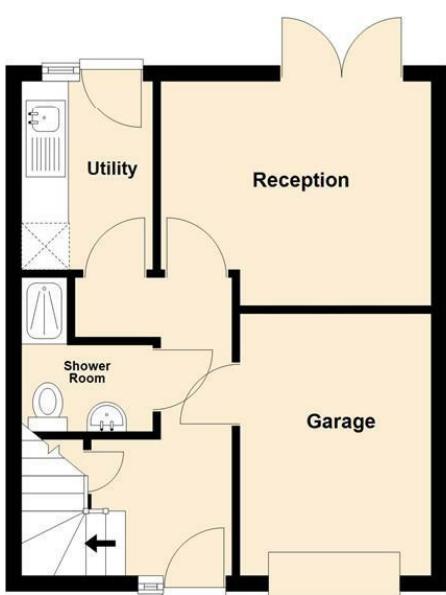




Externally the property has garden areas to the front and rear elevations along with driveway parking to an integral garage.

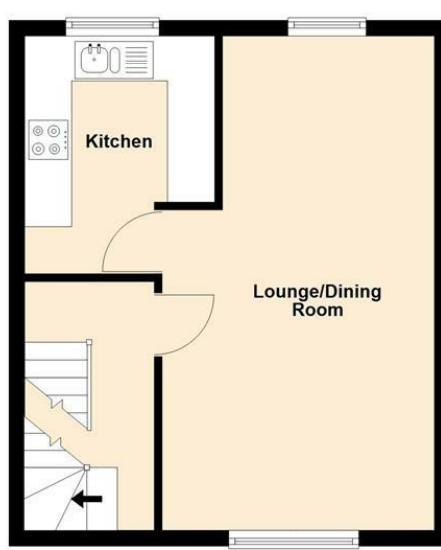
## Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



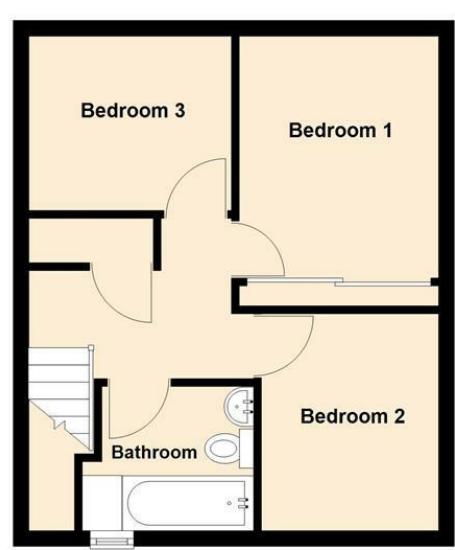
## First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)

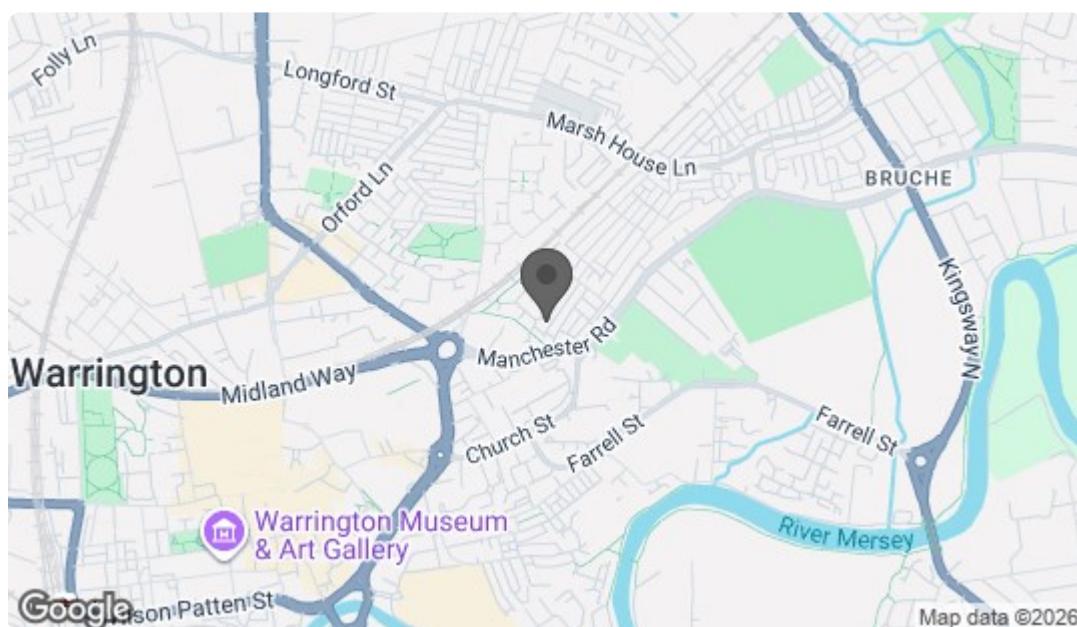


## Second Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 103.0 sq. metres (1108.2 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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		