



**342 Warrington Road, Glazebury, Warrington, WA3 5LB**  
**Offers in excess of £220,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

Situated in the semi-rural village of Glazebury, Warrington Road offers a peaceful setting while remaining well connected to surrounding towns and cities. Glazebury benefits from a strong community feel, local shops, schools and traditional pubs, while nearby Culcheth and Leigh provide a wider range of amenities including supermarkets, restaurants and leisure facilities. The area is ideally positioned for commuters, with easy access to the M6, M62 and A580 East Lancashire Road, providing direct routes into Manchester, Liverpool and Warrington. Surrounded by countryside and green spaces, including local nature reserves and walking routes, Glazebury offers an attractive balance between rural charm and everyday convenience.

This well-presented three-bedroom semi-detached home is arranged across three floors and offers spacious and practical accommodation. The ground floor comprises a welcoming living room, fitted kitchen and convenient WC. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to the main bedroom, benefiting from its own en suite and providing a private top-floor retreat. The property is in good condition throughout and is ready for immediate occupation. Externally, the rear garden is laid to patio and pebbles for ease of maintenance and benefits from a rear gate providing direct access to the property's allocated parking.

### Front

Pebbles, iron fencing.

### GROUND FLOOR

#### Living Room 17'10" x 9'2" (5.45m x 2.81m)

Dual aspect, window to front, double doors to rear, carpet, radiator, gas fire, opening to kitchen.

#### Kitchen 10'9" x 7'6" (3.3m x 2.31m)

Rear facing, window to rear, lino flooring, wall mounted and base units, boiler, integrated double oven, gas hob, extractor, fridge/freezer, space for washing machine and dishwasher painted and tiled walls, radiator.

### Cloaks/WC

Toilet, sink, radiator, fuses, alarm box, wood flooring, tiled and painted walls.

### FIRST FLOOR

#### Bedroom 15'9" x 7'5" (4.81m x 2.27m)

Front facing, 2 x windows to front, carpet, painted walls, radiator.

#### Bedroom 10'2" x 7'4" (3.10m x 2.25m)

Rear facing, window to rear, carpet, painted walls, radiator.

#### Bathroom 8'0" x 7'0" (2.45m x 2.14m)

Rear facing, three piece suite with over bath shower, laminate flooring, storage cupboard with cylinder, tiled and painted walls, radiator.

### SECOND FLOOR

#### Bedroom 18'11" x 12'0" (5.79m x 3.66m)

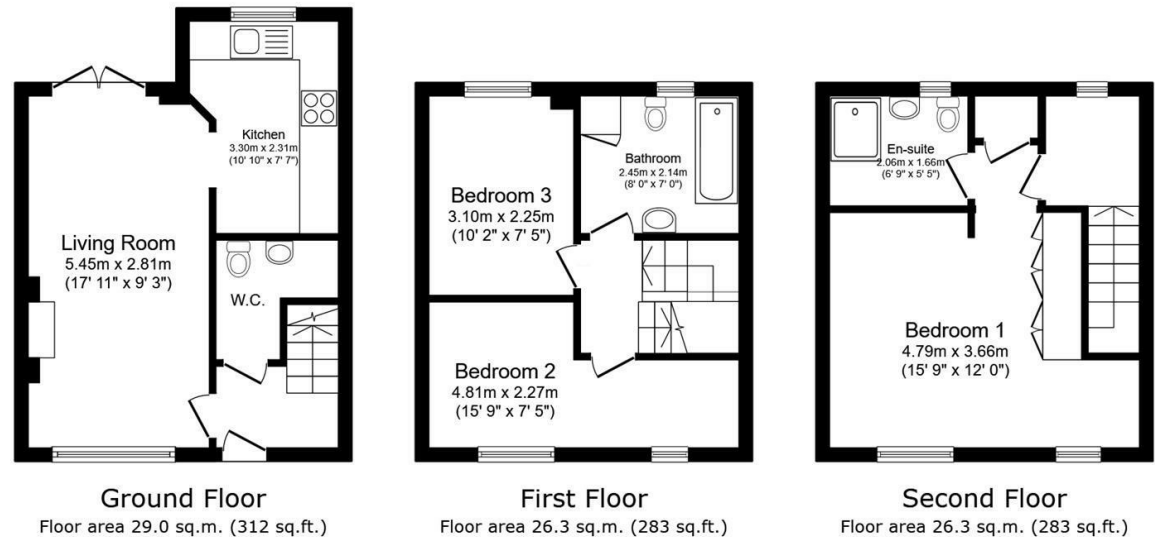
Front facing, 2 x windows to front, loft hatch, integrated wardrobe, carpet, wallpaper and painted walls, radiator, storage cupboard, door to en suite

#### En Suite 6'9" x 5'5" (2.06m x 1.66m)

Walk in shower, toilet, sink, fitted storage, tiled floor, heated towel rail, window to rear.

### Rear Garden

Laid to pebbles and patio, shed, wood and brick wall borders, rear gate to car park, tap.



Total floor area: 81.6 sq.m. (878 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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