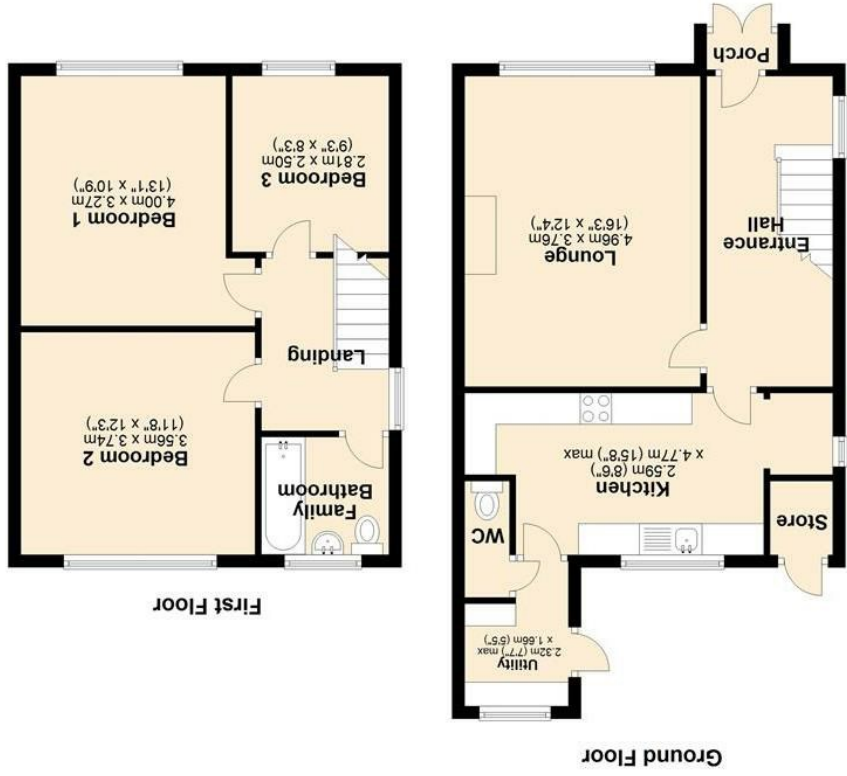


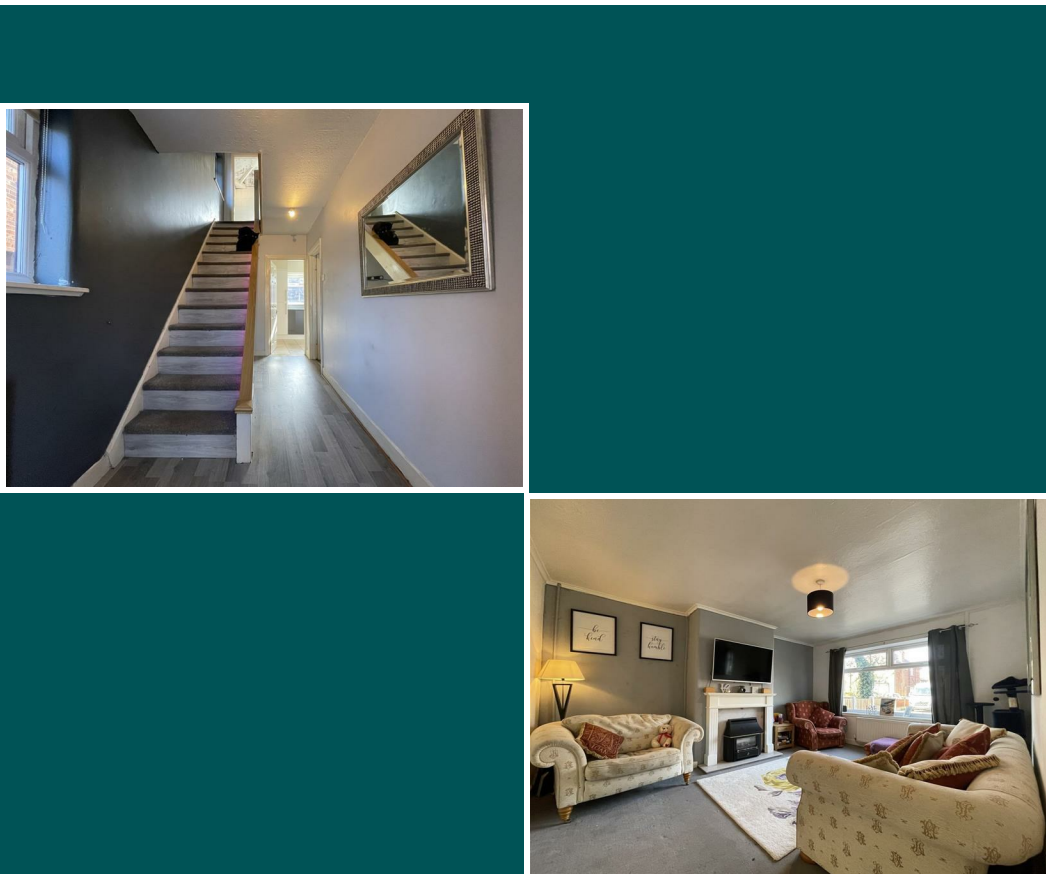
MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

T. 01606 41318

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**OFFERS IN THE REGION OF £175,000**



**19 SUMMERFIELD AVENUE  
 WARRINGTON  
 WA5 0HN**



**COUNCIL TAX BAND: A**



THREE BEDROOM, FREEHOLD, EXTENDED, SEMI-DETACHED, 1950s property located on Summerfield Avenue, Warrington. This light and spacious property is ideal for first time buyers and buy-to-let investors. Downstairs accommodation boasts porch, entrance hallway, lounge, kitchen through utility room and a downstairs WC. Upstairs, two double bedrooms and a third bedroom/study can be found along with a three piece family bathroom. Externally a driveway for two small vehicles can be found to the front aspect, along with an east facing, partly lawned garden to the rear. This property is located off the A49 within close proximity to Warrington town centre and Warrington Central Station, connecting you to Chester, Liverpool, Manchester and London, ideal for commuters. Dallam Community Primary School is just a short walk away, along with Warrington Hospital and further local amenities. To schedule a viewing please call 01606 41318 or email northwich@wrightmarshall.co.uk

**Externally**

Gravel driveway for two small vehicles to the front aspect. Partly lawned, partly blocked paved east facing garden, external water tap and storage cupboard to the rear aspect.

**Porch**

Glass panelled UPVC French doors and tiled flooring.

**Entrance Hallway**

Glass panelled timber door, laminate flooring, single radiator, double glazed window to the side aspect and two ceiling light points.

**Lounge**

Electric fire, single radiator, large double glazed window to the front aspect, TV aerial point and one ceiling light point.

**Kitchen**

Tiled flooring, eye level and low-level units with granite effect tops, integrated Becco oven and gas hob, integrated extractor hood, sink with drainer, space for fridge freezer, open storage cupboard housing gas and electric metres, double glazed windows to the side and rear aspects, cupboard housing ideal Combi boiler and one ceiling light point.

**Utility Room**

Tiled flooring, space for washing machine, integrated tumble dryer, low-level units with granite effect tops, frosted double glazed windows to the side and rear aspects and two wall mounted light points.

**WC**

Tiled flooring, toilet and one ceiling light point.

**Landing**

Double glazed frosted window to the side aspect and one ceiling light point.

**Bedroom One**

Large double glazed window to the front aspect, single radiator, TV aerial point, loft hatch and one ceiling light point.

**Bedroom Two**

Large double glazed window to the rear aspect, single radiator and one ceiling light point.

**Bedroom Three**

Laminate flooring, single radiator, double glazed window to the front aspect and one ceiling light point.

**Family Bathroom**

Laminate flooring, floor to ceiling tiles, toilet, sink, panelled bath with electric shower over, double glaze frosted window to the rear aspect and one ceiling light point.