

# Warrington



Semi-Detached BUNGALOW with First Floor CONVERSION | VERSATILE Accommodation | CONSERVATORY Extension | NEW BATHROOM Suite & NEW BOILER | SOUTHERLY Aspect to the Rear. Offering well proportioned accommodation including a hall, lounge, dining kitchen, conservatory, two bedrooms and a bathroom whilst to the first floor there is a further bedroom. Low maintenance gardens, generous parking and a garage.


£190,000


Tel: 01925 600 200

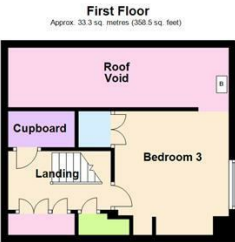
### Location

Occupying an established location, this hugely popular area being within walking distance of Stockton Heath village boasts an impressive selection of independent shops and boutiques as well as useful amenities including a supermarket and post office. There are a fine selection of restaurants and bars on the doorstep, offering either a relaxed setting or a more cosmopolitan night out. The village is popular, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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## Gainsborough Road



### Accommodation

Set within an area of similar properties, this semi detached bungalow with a first floor conversion enjoys some recent additions including a new bathroom suite and a recently installed wall mounted gas boiler.

Set back from the road and featuring a stained glass frost double glazed main door accessed from the side elevation leading to the accommodation comprising an 'L' shaped entrance hallway with a staircase to the first floor, lounge with laminate flooring and a PVC double glazed window to the front, dining kitchen with a range of units with some integrated appliances, conservatory with 'French' doors opening onto the garden, bedroom located to the rear and the second to the front. The first floor includes a landing with storage and a further bedroom again with excellent storage. Externally there are low maintenance gardens, a lawned area, generous driveway and a garage.

### Ground Floor

#### Entrance Hallway

9'8" x 9'8" (2.97m x 2.95m)

Accessed through a PVC frosted, stained glass double glazed front door into an 'L' shaped reception with a staircase to the first floor, electric meter cupboard and a central heating radiator.

#### Lounge

16'6" x 11'1" (5.04m x 3.38m)

Electric coal effect fire with hearth and surround, laminate flooring, PVC double glazed window to the front elevation, ceiling coving and a central heating radiator.

#### Dining Kitchen

14'0" x 9'5" (4.29m x 2.88m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting, in addition to a plate rack, shelving, wine rack and display cabinets. Integrated appliances including a four ring gas hob with an extractor hood above, oven and grill. One and a half bowl enamelled sink unit with mixer tap set in a hear resistant, roll edge work surface with tiled splashback. Tiled flooring, ceiling coving, ceiling rose, central heating radiator and a glazed door leading to the:

#### Conservatory

12'1" x 8'9" (3.70m x 2.67m)

PVC double glazed 'French' doors opening to the rear garden with matching adjacent panels, further PVC double windows to both side elevations, tiled flooring, wall light point and a central heating radiator.



#### Bedroom One

11'1" x 10'6" (3.38m x 3.22m)

Double glazed patio doors opening into the conservatory, laminate flooring, ceiling coving and a central heating radiator.

#### Bedroom Two

10'2" x 9'4" (3.11m x 2.87m)

PVC double glazed bow window to the front elevation with stained glass, laminate flooring, ceiling coving and a central heating radiator.

#### Bathroom

6'4" x 5'10" (1.95m x 1.79m)

Modern white suite including a panelled bath with a chrome mixer shower head, pedestal wash hand basin with a chrome mixer tap and a low level WC. PVC wall panelling, laminate flooring, ceiling coving, PVC frosted double glazed window to the side elevation and a central heating radiator.

### First Floor

#### Landing

9'7" x 5'6" (2.94m x 1.68m)

Eaves storage with a louvred door and a further storage cupboard.

#### Bedroom Three

11'6" x 11'0" (3.53m x 3.36m)

Storage cupboard, roof void housing the 'Main Eco Compact' wall mounted boiler and further storage, PVC double glazed window to the side elevation and a central heating radiator.

### Outside

To the rear, there is an enclosed garden laid to lawn with maturing borders and a flagged patio area ideal for the hardstanding of garden furniture whilst to the front there is a low maintenance flagged garden set behind a dwarf brick wall with a border. Adjacent there is driveway parking leading to the:

### Garage

15'8" x 9'0" (4.78m x 2.76m)

Up and over door.

### Tenure

Believed to be 'Freehold'. Vendor's Solicitors waiting for confirmation from 'Land Registry'.

### Council Tax

Band 'C' £1,895.31 (2024/2025)

### Local Authority

Warrington Borough Council.

### Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### Postcode

WA4 6BP

### Possession

Vacant Possession upon Completion.

### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.