



193 Butts Green
Kingswood, WA5 7XT

Offers In The Region Of
£269,950

MID TOWN 3 Storey House, 3 DOUBLE BEDROOMS, Ensuite to MASTER, GROUND Floor WC, FITTED Kitchen, Turn Key PROPERTY, REAR Not Overlooked, Single GARAGE, LEASEHOLD, Vacant POSSESSION.

Nestled in the charming area of Butts Green, Kingswood, Warrington, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking estate living with a lovely size garden.

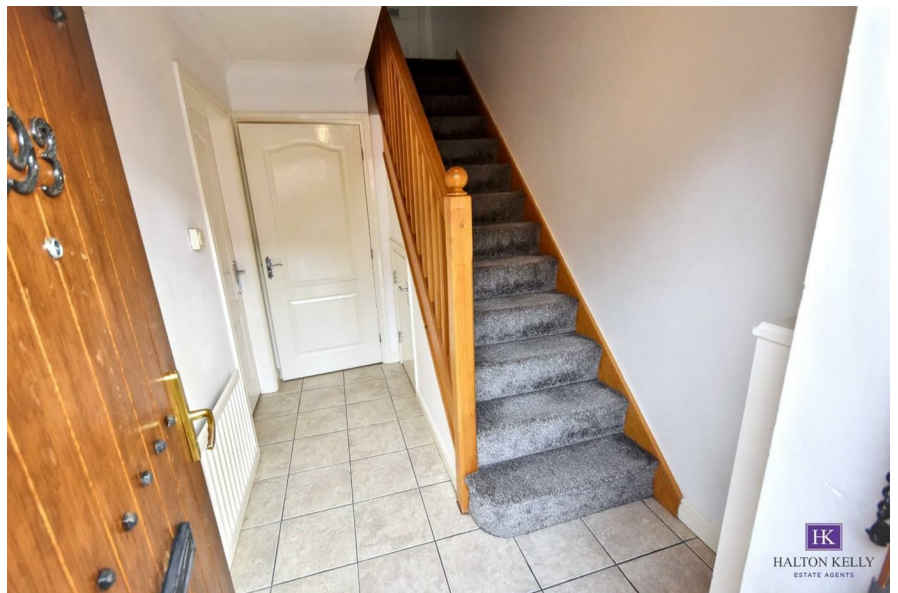
The house boasts two modern bathrooms, ensuring that morning routines are a breeze and providing ample facilities for family living. The layout of the home is thoughtfully designed, making the most of the available space while maintaining a cosy feel throughout.

Located in a friendly neighbourhood, residents can enjoy the benefits of local amenities, schools, and parks, all within easy reach. The surrounding area is known for its community spirit and offers a variety of recreational activities, making it an excellent choice for those looking to settle in a vibrant environment.

This property presents a wonderful opportunity for anyone looking to make a home in Warrington. With its appealing features and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to view this property.

ENTRANCE HALLWAY

UPVC double glazed front door, cupboard housing electrics, tiled flooring, central heating radiator, stairs to first floor with understairs storage.



KITCHEN/DINER

Fitted with a range of white wall and base mounted cupboards with ceramic work surfaces, integrated gas hob with extractor over, separate oven and grill, space for washing machine, fridge/freezer and two double glazed windows to the front elevation.

**LOUNGE**

Double glazed window to the rear elevation, French doors and central heating radiator.



WC

Low level WC, wall mounted sink unit, central heating radiator and tiled flooring.



LANDING

Double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

Double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

Double glazed window to the rear elevation and central heating radiator.

**BATHROOM**

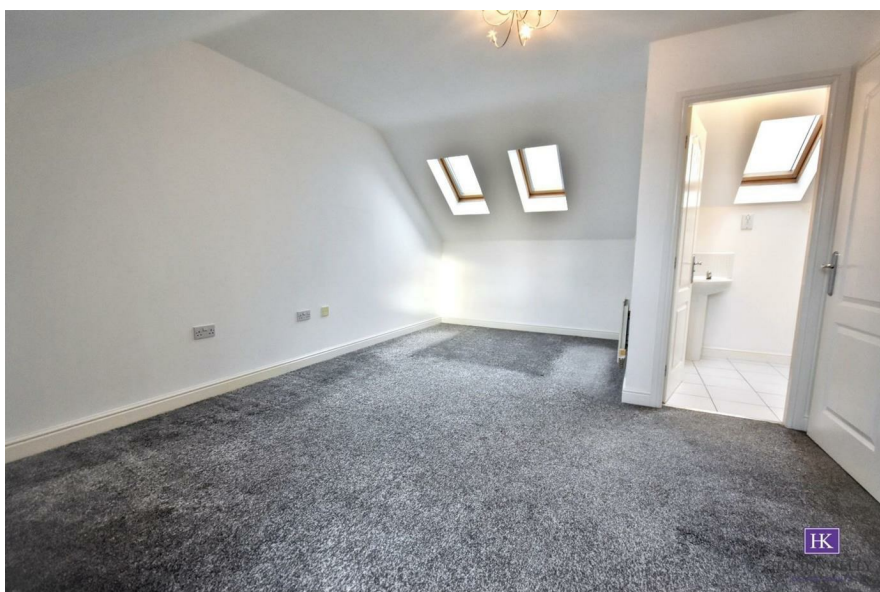
Fitted with low level WC, pedestal sink unit, panelled bath, tiled splashbacks, tiled floor, central heating radiator and double glazed window to the rear elevation.

**LANDING**

Central heating radiator.

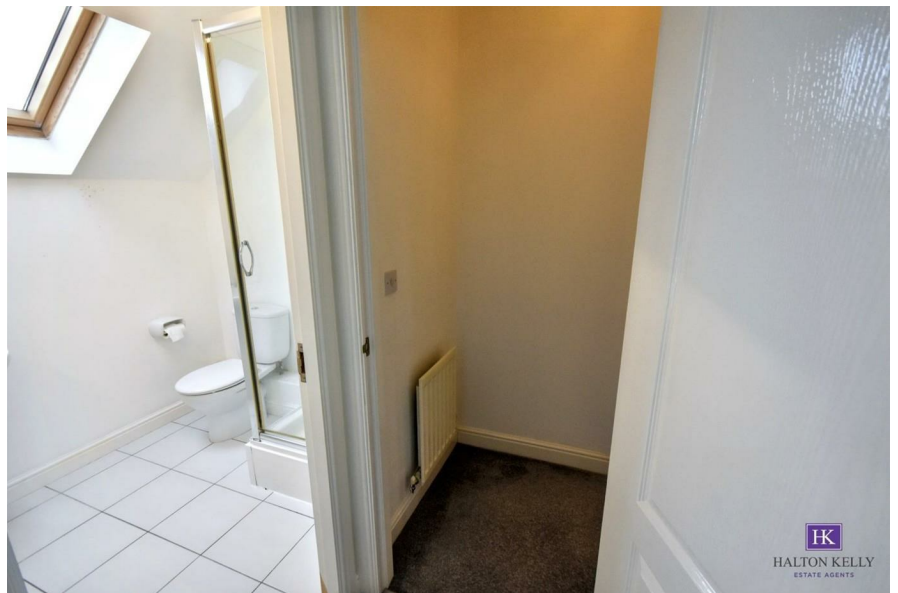
MAIN BEDROOM

Double glazed window to the front elevation, two Velux windows and central heating radiator.



ENSUITE

Fitted with low level WC, pedestal wash hand basin, shower cubicle with mains shower. tiled splashbacks, central heating radiator, tiled flooring and Velux window.



GARDEN

Predominantly laid to lawn with patio area, gate giving access to the garage and parking area.

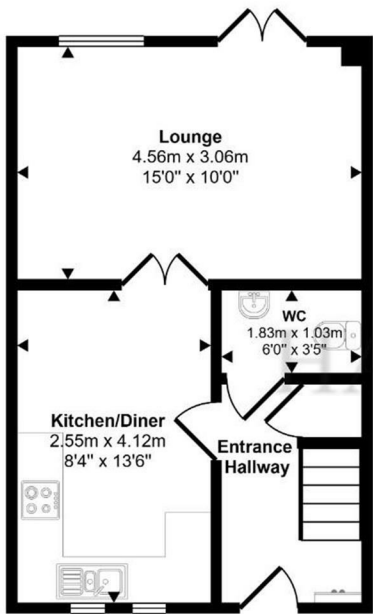
**GARAGE**

Up and over door, power and light.

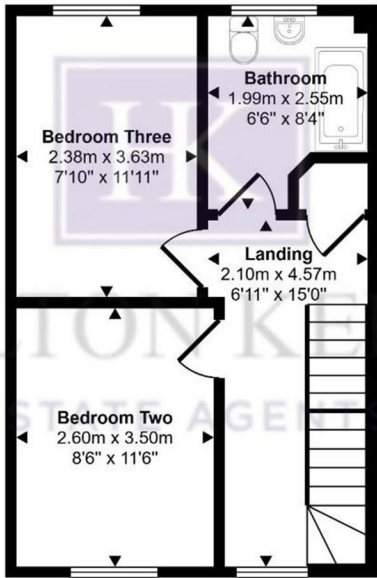
**OUTSIDE**

Parking is to the rear in front of the garage or on the road outside.

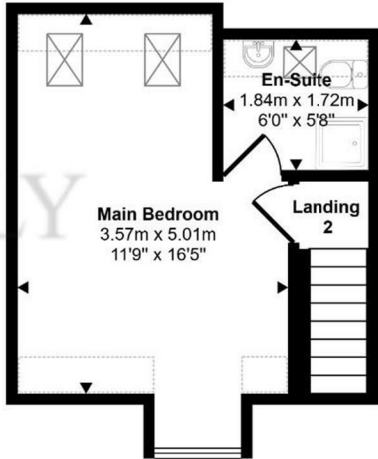
Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft



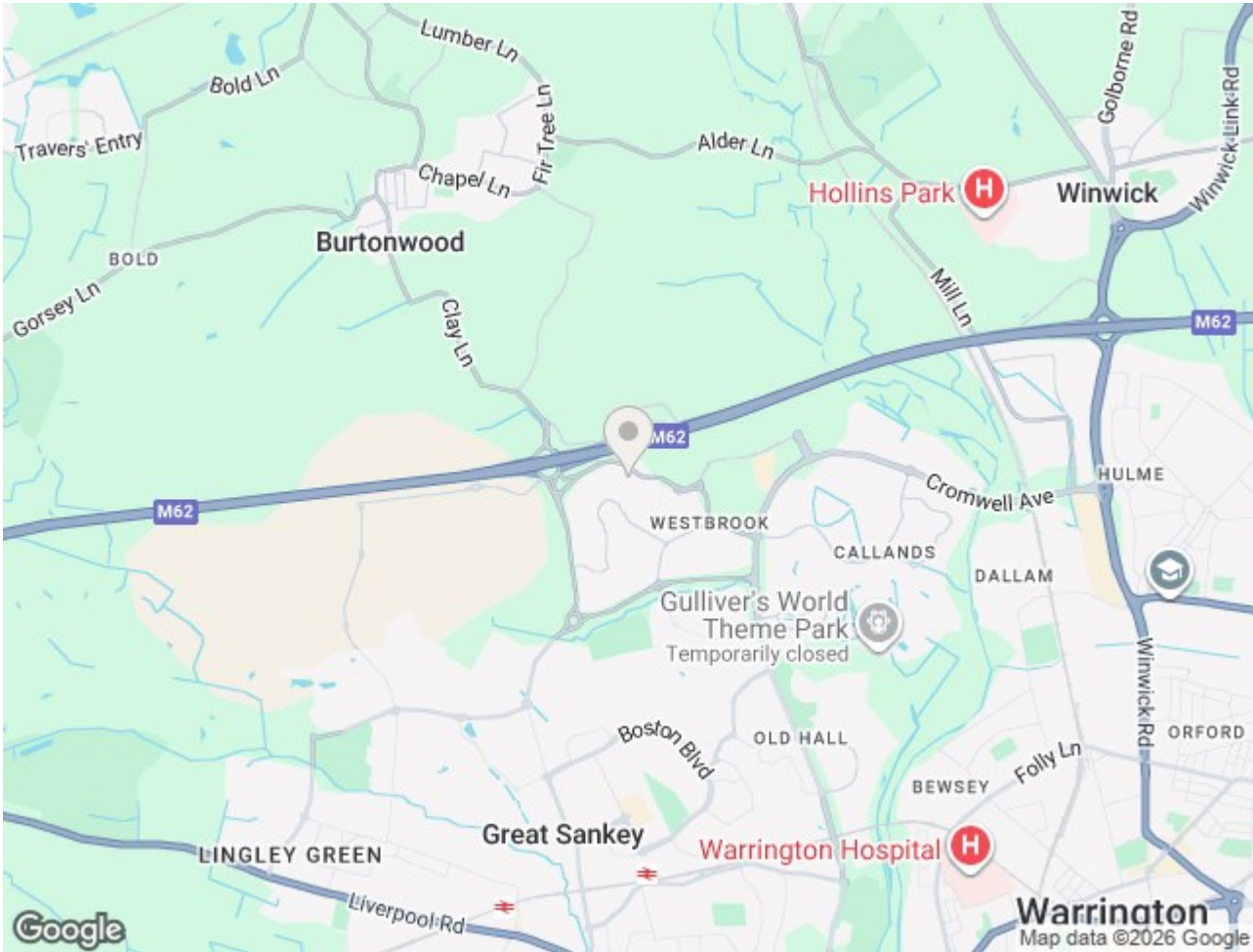
First Floor
Approx 33 sq m / 359 sq ft





Second Floor
Approx 23 sq m / 249 sq ft

Denotes head height below 1.5m

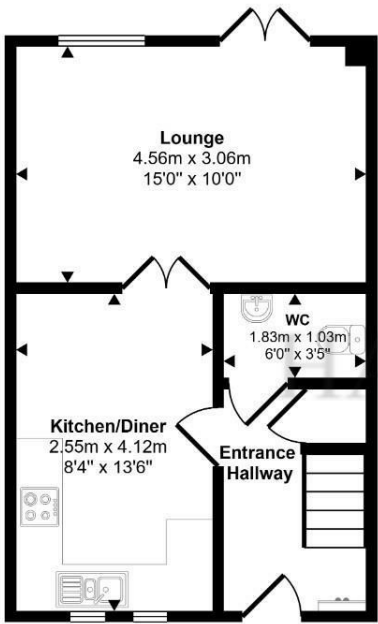
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



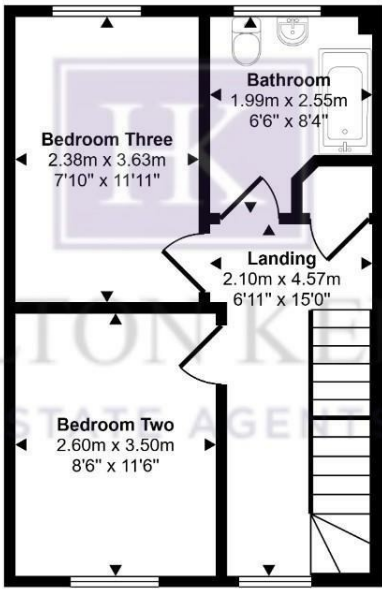
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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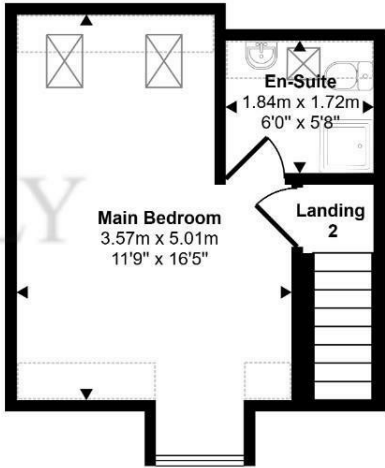
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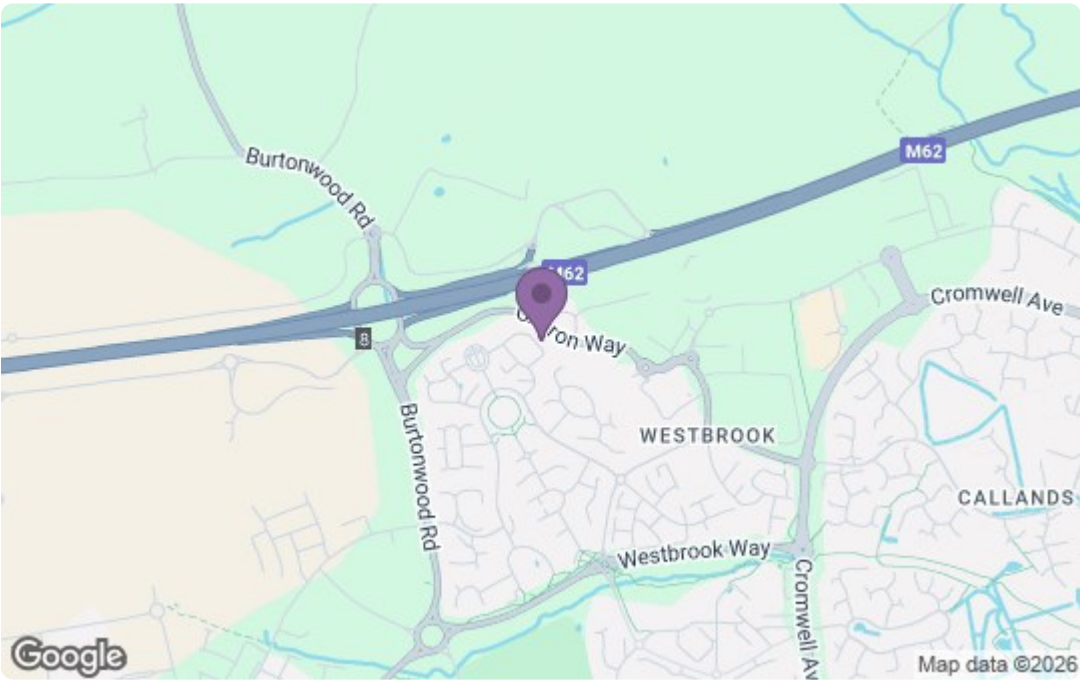
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant 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. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.