



19 Gilbert Drive
Warrington, WA4 1TF

Asking Price
£199,950

IMMACULATE End Mews, CUL-DE-SAC Location, No Onward Chain, Perfect FIRST HOME, Open LOUNGE, SPACIOUS Kitchen/Diner, TWO Bedrooms, Three Piece BATHROOM, SECLUDED Garden, DRIVEWAY Parking.

This beautifully presented end mews property is located on the sought after 'Edgewater Park' estate. The current vendor has owned this lovely home from new as a first purchase then as a buy to let in recent years commanding £1100.00 per calendar month. Latchford Locks provide great access to Thelwall, Grappenhall and Lymm whilst Latchford Village is a short walk away with its range of amenities.

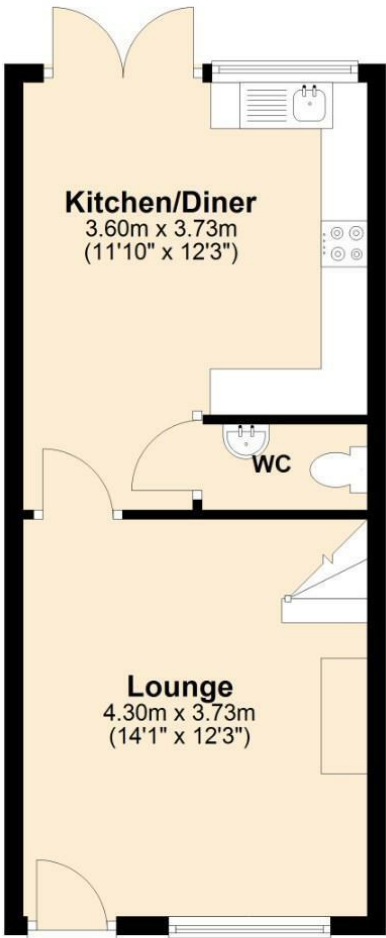
The accommodation comprises Lounge with stairs to the first floor, Kitchen/Diner with French doors onto the garden, WC, Landing, Two Bedrooms and a Three Piece Bathroom. Externally there is driveway parking to the front, side garden and secluded rear garden with patio area.

LOUNGE



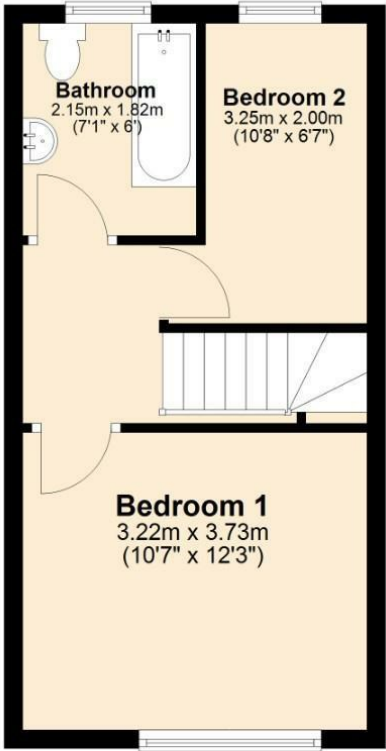
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)

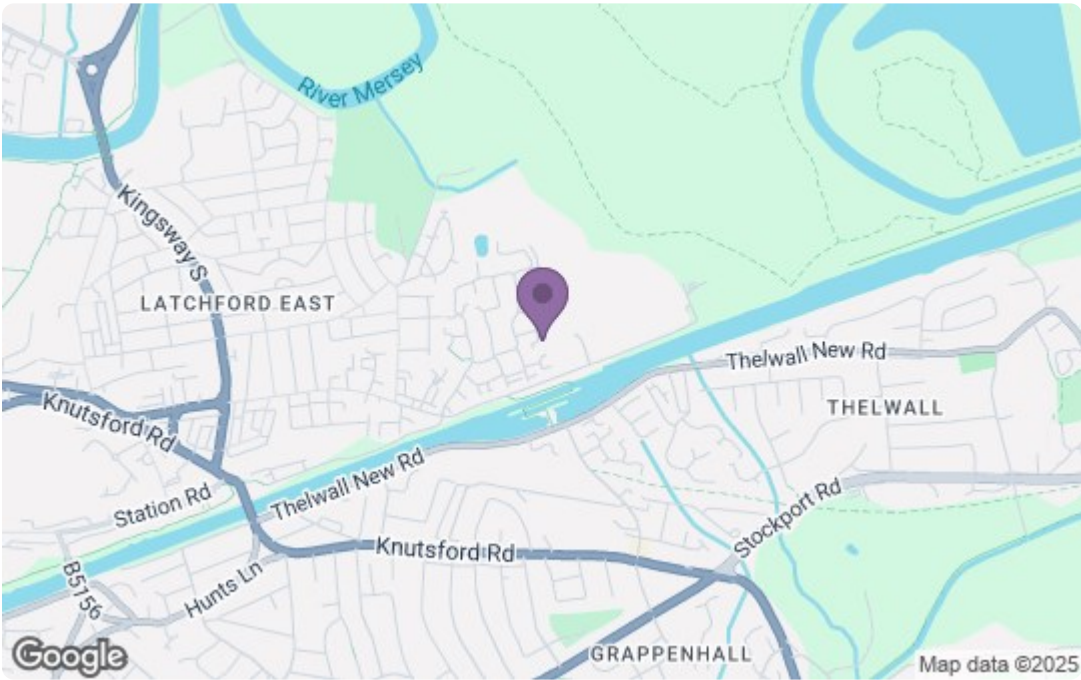


First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 62.3 sq. metres (670.1 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (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 CO ₂ 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 ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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.