



Stonecrop Close, Warrington, Cheshire

Freehold | No Chain | 2 bedroom detached bungalow | Off road parking and garage | Modern bathroom with walk in shower | Large plot | Modern kitchen with some appliances included | Double glazed throughout

Asking Price: **£265,000**



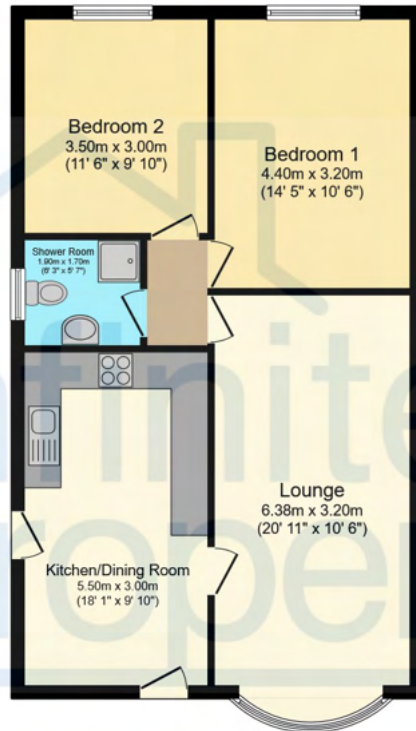
Stonecrop Close, Warrington, Cheshire

This 2 bed detached bungalow in the popular Birchwood area has been lovingly maintained and offers a good sized plot with huge potential. A driveway, garage and garden wrap around the property, with established greenery. Being sold on a FREEHOLD basis with NO CHAIN. The property comprises internally: Entrance porch; leading into an open plan kitchen diner with modern cream gloss cabinets, and door into rear garden; Lounge with feature fireplace and large bay window; bathroom, with large walk in shower, sink with vanity storage and w.c; 2 bedrooms, both doubles and newly carpeted. Early viewing is highly recommended to avoid disappointment.

- Freehold
- No Chain
- 2 bedroom detached bungalow
- Off road parking and garage
- Large plot
- Modern bathroom with walk in shower
- Modern kitchen with some appliances included
- Double glazed throughout







Floor Plan

Floor area 69.6 sq.m. (749 sq.ft.)

TOTAL: 69.6 sq.m. (749 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


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 **01925 658858**

 **194 Padgate Lane, Warrington,
 Cheshire, WA1 3DF**

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

 **OPENING HOURS**

Monday to Friday 9-5:30, Saturday 9 -2