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Oxmead Close, Warrington, Cheshire

Asking Price £199,950



This exceptional end of terrace home is available for sale on a FREEHOLD basis with NO CHAIN, and is presented in a neutrally decorated condition, offering an inviting canvas for potential buyers. With its generous space, the house boasts three bedrooms, one reception room, and an open plan kitchen / diner. The bedrooms offer ample space, with two double-sized rooms providing plenty of room for comfort and relaxation. A large, newly refurbished bathroom is a standout feature of the property, complete with a heated towel rail and a walk-in shower cubicle, epitomizing modern living. The heart of the house is found in the kitchen which is flooded with natural light and offers dining space, perfect for family meals or entertaining guests. It comes equipped with a convenient dishwasher to ease your daily chores. The reception room is a delightful entertaining space with large windows allowing an abundance of natural light in and providing access to the unique feature of this property- the garden. This outdoor space is perfect for those who love to spend time outside or have children who need space to play. The property is conveniently located with great public transport links, schools, and local amenities nearby. It is also part of a strong local community, making it ideal for families.





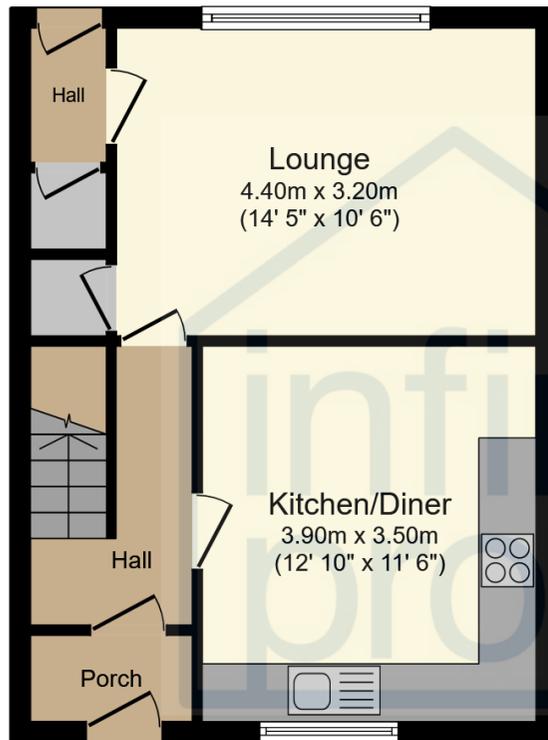
# Energy Performance Certificate

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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

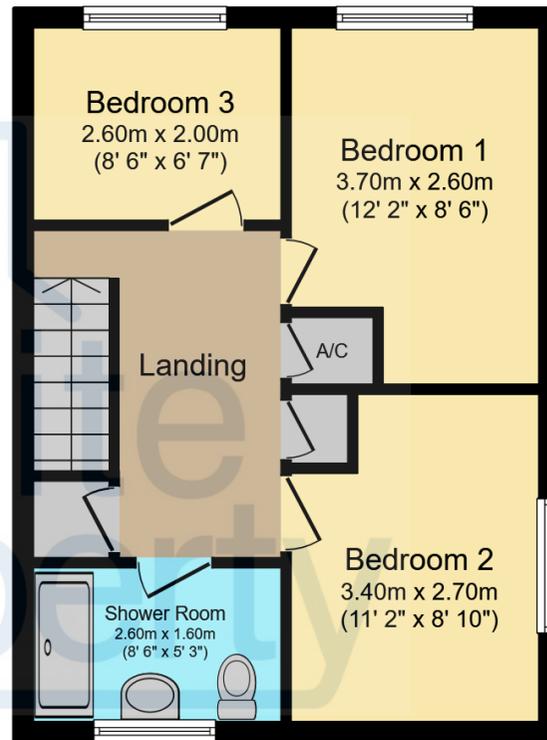
## DISCLAIMER

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.



### Ground Floor

Floor area 38.2 m<sup>2</sup> (411 sq.ft.)



### First Floor

Floor area 38.1 m<sup>2</sup> (411 sq.ft.)

TOTAL: 76.3 m<sup>2</sup> (821 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](http://www.Propertybox.io)



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