



Snowberry Crescent, Warrington, WA5

£260,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 4

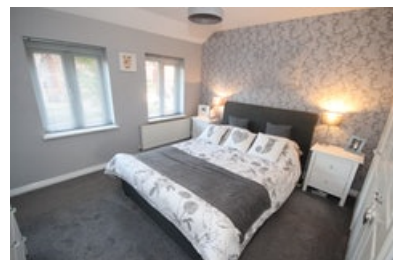
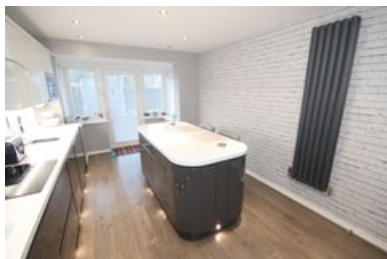
DETACHED PROPERTY PERFECT FOR GROWING FAMILIES Housesimple is pleased to present to the market this lovely detached property situated in the sought after area of Warrington. The property would make an ideal family home having four bedrooms and being spacious, the property

Key features:

- Ensuite to master bedroom and second bedroom
- Stunning designer kitchen
- Study/dining room
- GCH
- Full UPVC
- Electric car charging point
- underfloor Heating To bathroom and main en-suite
- Ground floor WC
- Low maintenance rear garden
- Garage

Extra info:

- **Property Age:** 14 years
- **Council Tax:** Band D (£1747.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 985 years remaining
Ground Rent: £200.00 per-annum



*****DETACHED PROPERTY PERFECT FOR GROWING FAMILIES*****

Housesimple is pleased to present to the market this lovely detached property situated in the sought after area of Warrington. The property would make an ideal family home having four bedrooms and being spacious, the property is immaculately presented throughout and is move in ready.

From the main entrance you enter a bright spacious hallway which has a ground floor wc, to the left you enter the dining room/study which overlooks the front garden, to the right is the entrance to the integral garage. At the end of the hall to the right is the large lounge which has feature fireplace and french doors leading into the rear garden, from the hall you enter the kitchen which has been fitted with stunning designer units in high gloss and is finished with integrated appliances and corian worktops and a centre island with breakfast bar.

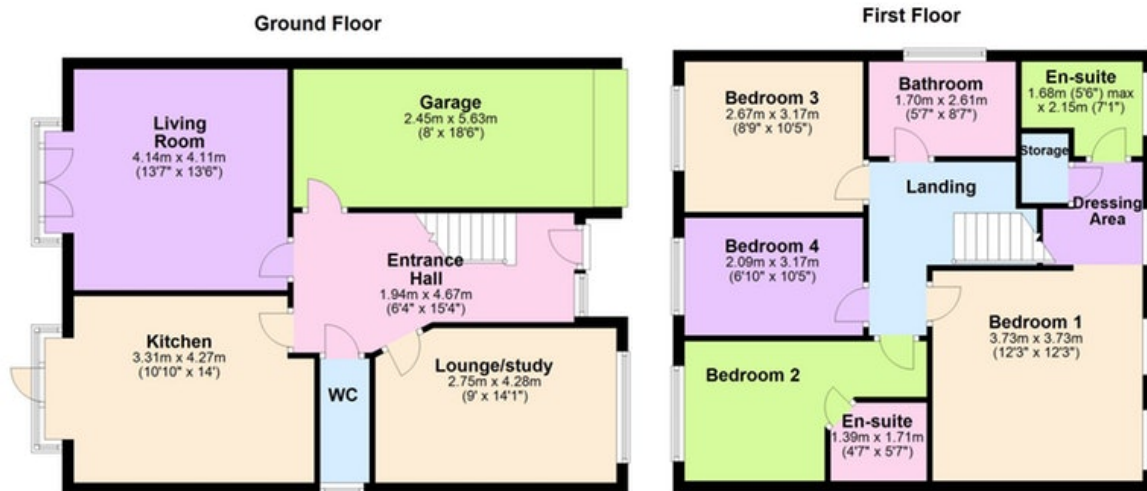
The master bedroom has a dressing area and en-suite bathroom with double walk in shower and underfloor heating, the second bedroom also has the added benefit of an en-suite bathroom, there are a further two bedrooms. The family bathroom has modern white suite and tiling and underfloor heating.

To the front is a garden and driveway allowing for off street parking for two cars which leads to the integral garage were there is an external electric charging point for cars, to the rear is a good size garden which has been fully paved allowing for low maintenance.

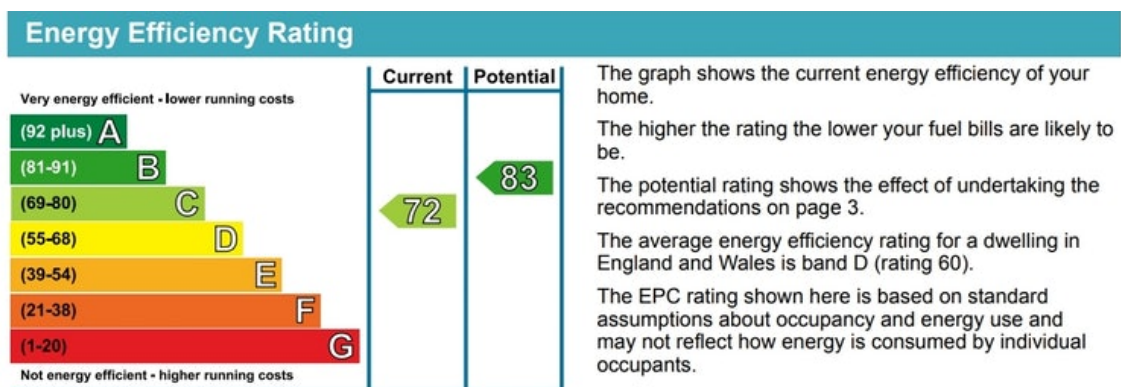
Excellent amenities and schools are nearby and the property is ideally situated for good road and transport links with the nearby motorway and train network being a few minutes away.

This is a stunning property which is immaculate and move in ready and we thoroughly recommend early viewing to fully appreciate all the qualities this lovely property has to offer.

Floor plan:

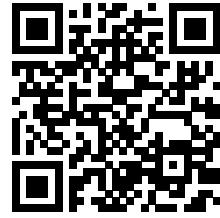


Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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