



## 18 GLOSSOP CLOSE WARRINGTON, WA1 2GS

**£200,000  
FREEHOLD**

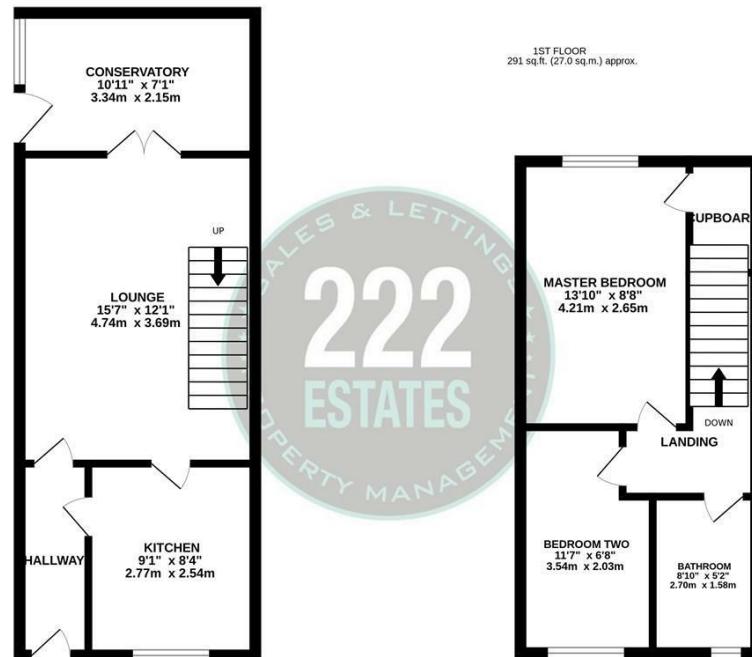
Sitting on a quiet residential cul-de-sac on the popular Riverside Point development is this truly immaculate FREEHOLD two bedroomed semi-detached property. Providing off road parking to the front and private landscaped rear garden.

The property has been well maintained and presented throughout and the current owner has further redeveloped the home to make it a cut above the majority on the Estates. A new buyer could purchase, move straight in with no work required. The property is built to a popular design and would ideally suit a first time buyer or young couple. With air conditioning installed too - its perfect for the humid summer months!

Internally, the accommodation briefly comprises entrance hallway leading to bright and spacious lounge area. With Ted Todd engineered wood flooring installed throughout the property, there has



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

Made with Metropix 22226



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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