



## 3 NORCOTT DRIVE WARRINGTON, WA5 4QB

£230,000  
FREEHOLD

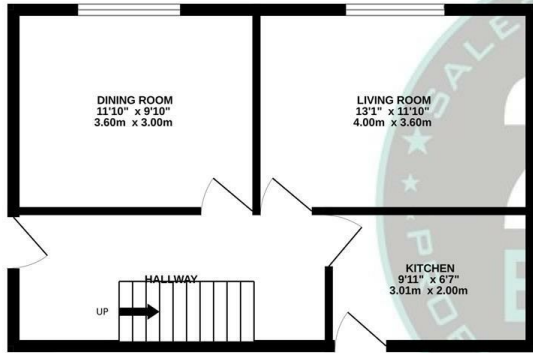
Nestled in the serene and family-friendly neighbourhood of Norcott Drive, Burtonwood, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable and well-appointed home. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, while the newly installed kitchen offers a modern touch that is sure to impress.

With three well-proportioned bedrooms located on the first floor, this home provides ample space for families or those looking to accommodate guests. The bathroom is conveniently situated to serve all bedrooms, ensuring practicality for everyday living.

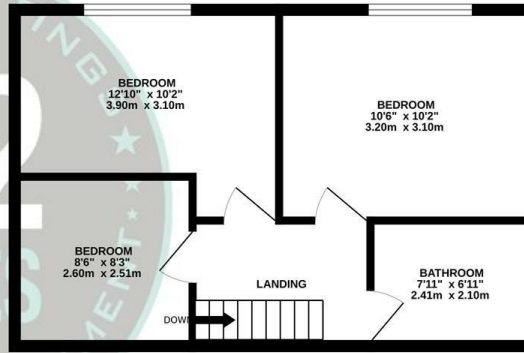
The exterior of the property is equally appealing, featuring a driveway at the front that comfortably accommodates two vehicles. This is a significant advantage in a popular area where parking can often be a concern. The good-sized rear garden is a delightful blend of paved areas and lush lawn, providing an ideal setting for outdoor activities, gardening, or simply enjoying the fresh air.



GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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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