



7 SHAFTESBURY WAY

WARRINGTON, WA5 4LB

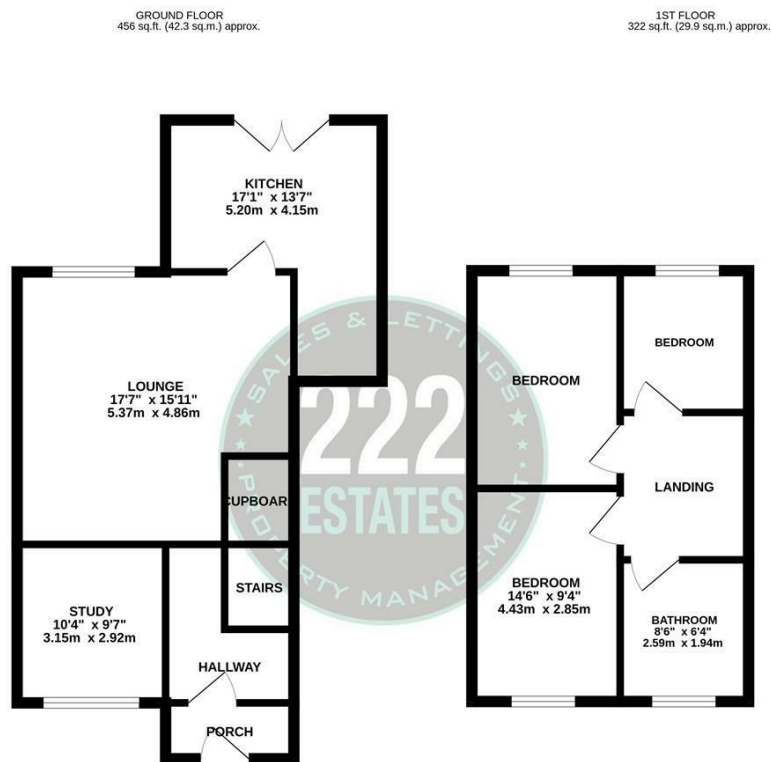
£275,000
FREEHOLD

222 Estates bring to the sales market this fantastic three bedroom family home positioned towards the end of a quiet cul de sac in Burtonwood. The property is immaculately presented throughout and offers driveway parking, extended to rear/side and has a great summer house in the rear garden housing a bar and hot tub!

One thing to note in the pictures - the owners has opened up the second and third bedrooms to the first floor for their own purposes to make a larger knocked through bedroom. This is in the process of being put back to its original three bedrooms.

Internally the property briefly comprises; porch entrance. Hallway leading to office to the front which could also be a dining/reception room. A very generous and tastefully decorated lounge area which in turn leading onto a high gloss modern kitchen with kitchen island and integrated appliances which is housed in the extension. Low maintenance rear garden with summer house.





TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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		
(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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