



1 ROSCOE AVENUE

WARRINGTON, WA2 8DY

£290,000
LEASEHOLD

Offered with no onward chain - this well-proportioned three bedroom extended semi detached home offers a rare opportunity to make use of the ground floor through its space, flexibility and choice.

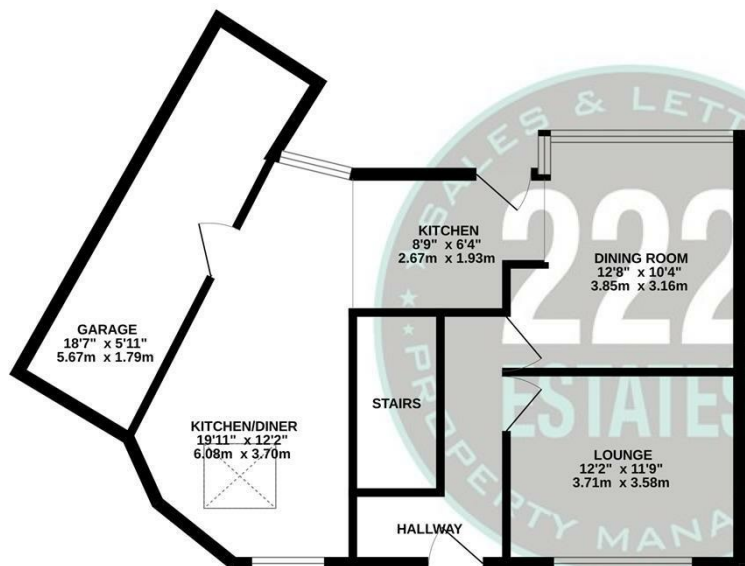
Located within walking distance of Orford Park as well as Orford Jubilee Neighbourhood Hub. It is also very close to essential amenities and transport links to the town centre, as well as the motorway network for commuting.

Internally the accommodation, in brief, comprises; entrance hall with stair access; a good sized front reception room, a second sitting room, and through a galley kitchen is the extended part of the house currently used as a large dining area. This area has the potential for a re-design to include an island and a breakfast bar.

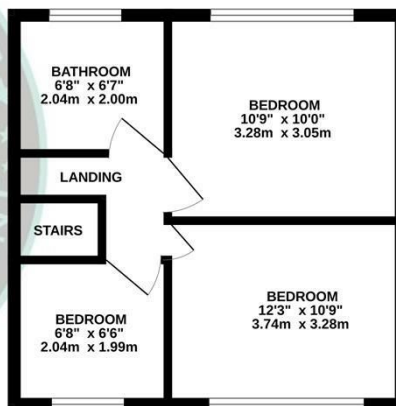
Off the dining area is the garage which has lofted storage as well as access to the front and rear of the house. The garden gets the sun most of the day and many an hour have been spent there!



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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		85
(69-80) C		
(55-68) D	68	
(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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