

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Warrington Road, Glazebury

Situated in a highly regarded location with attractive farmland views to the rear is this spacious semi detached bungalow with two bedrooms, both with en suite to include off road parking and garage, mature well stocked front garden private rear garden and excellent access to the A580 for social and commuter routes

NO ONWARD CHAIN

**Asking Price £259,950**



## ENTRANCE HALL

Radiator. Walk in store cupboard.

**LOUNGE 17'7 (max) x 13'0 (max) (5.36m (max) x 3.96m (max) )**



Fireplace. Radiator.

**DINING ROOM 12'4 (max) x 9'4 (max) (3.76m (max) x 2.84m (max) )**



Stair access to first floor. Radiator.

**KITCHEN 12'3 (max) x 10'4 (max) (3.73m (max) x 3.15m (max) )**



Fitted with base cupboards and wall units. Sink unit with mixer tap. Cooker point.

**CCONSERVATORY 12'8 (max) x 11'2 (max) (3.86m (max) x 3.40m (max) )**



Double doors to rear garden.

**BEDROOM 15'5 (max) x 9'5 (max) (4.70m (max) x 2.87m (max) )**



Radiator. Fitted Wardrobes.

## EN SUITE



Shower Cubicle. Pedestal wash hand basin. Low level Wc. Radiator. Part tiled walls.

## FIRST FLOOR :



**BEDROOM 18'9 (max) x 15'5 (max) (5.72m (max) x 4.70m (max) )**



Radiator.

**EN SUITE**



Panelled Bath. Vanity wash hand basin. Bidet. Low level Wc. Radiator. Tiled walls.

**OUTSIDE :**



**PARKING**

The property is approached over an entrance driveway which provides off road parking leading to the garage.

**GARAGE 19'5 (max) x 9'5 (max) (5.92m (max) x 2.87m (max) )**

Up and over door. Side personal door.

**GARDENS**

The property has gardens to the front and rear with attractive open farmland views.

**TENURE :**

Leasehold. Residue of 999 year Lease.

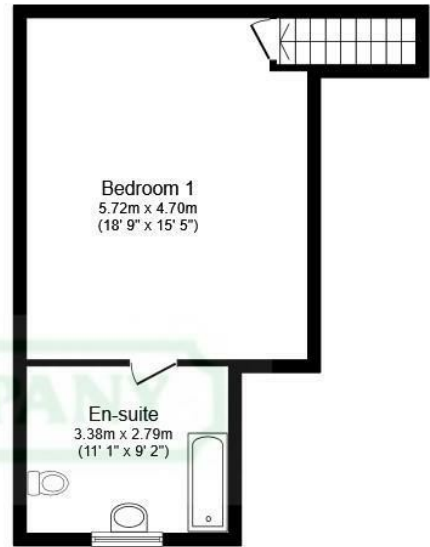
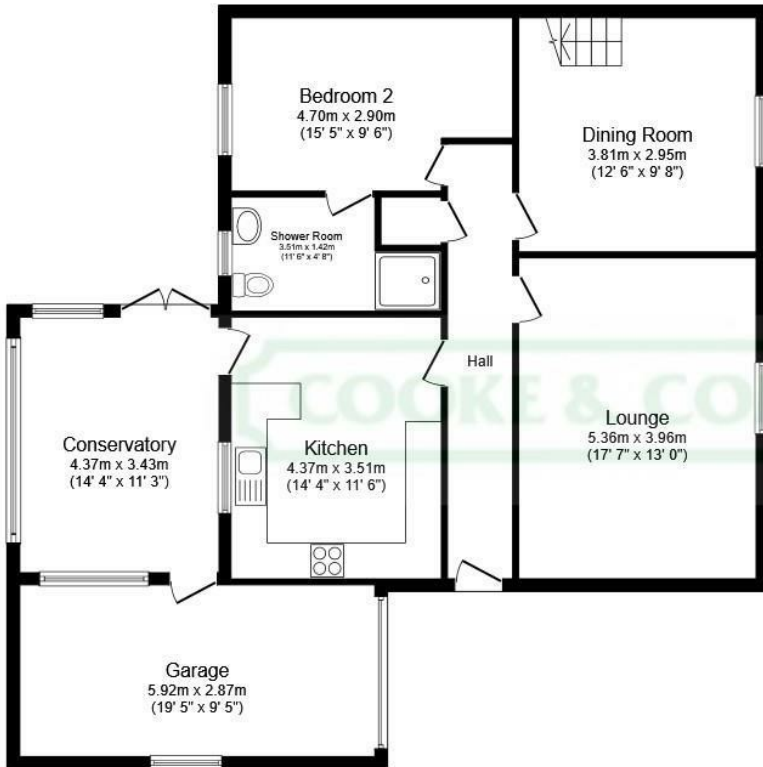
**COUNCIL AND TAX BAND**

Warrington Council Tax Band C.

**SERVICES (NOT TESTED)**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Floor Plan



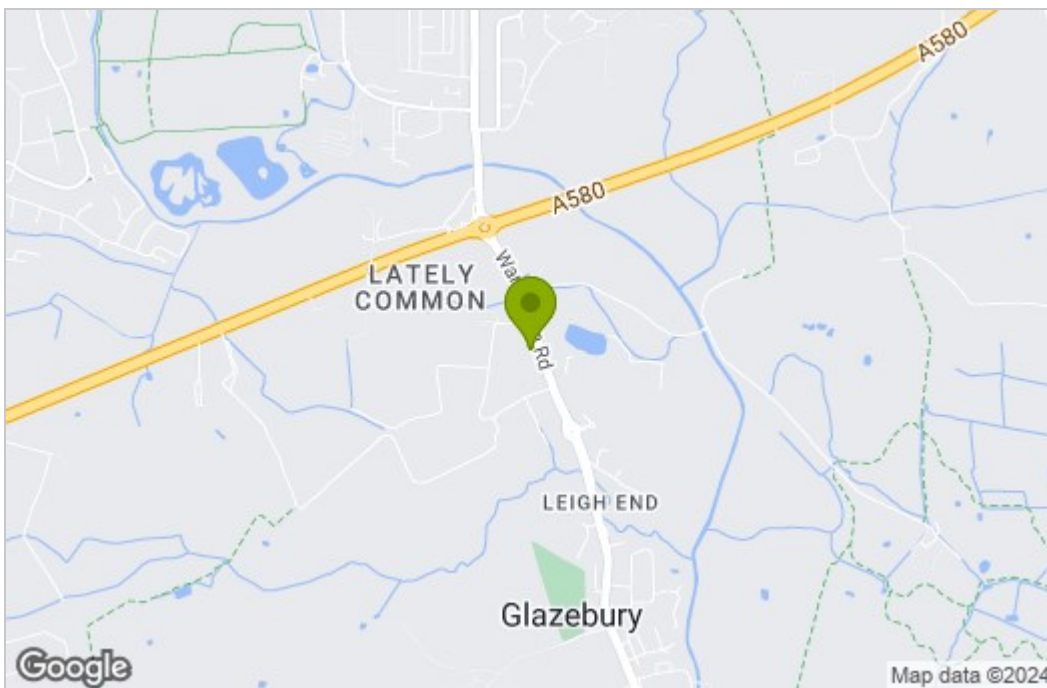
**Ground Floor**

**First Floor**

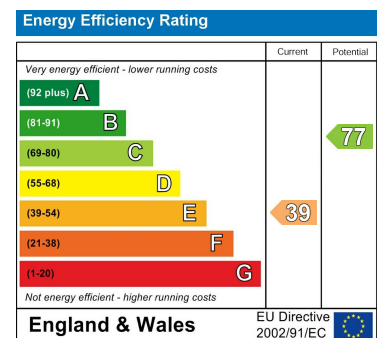
Total floor area 153.1 sq.m. (1,648 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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