



Houghton Avenue, Warrington

Offers Over £325,000

5 3 2



A FIVE bedroom detached family home occupying a most favourable position within this popular residential development.

Arranged over three floors, the spacious accommodation extends to approximately 1556 sqft and simply must be viewed to be fully appreciated.

In brief details the property includes; a welcoming entrance hallway, a 17ft lounge with french doors opening to the rear garden, dual aspect kitchen / dining room with integrated appliances, utility room and cloaks / WC to the ground floor. At first floor level there are two double bedrooms, both of which benefit from ensuite shower facilities and a single bedroom / home office. The second floor includes two large double bedrooms served by a 'Jack & Jill' ensuite bathroom. Externally there is a single bay garage at the rear and a tarmac driveway providing off road parking for two cars. The pleasant, mature gardens benefit from a good degree of privacy.

Early Viewing Advised. No Chain Delay With This Sale.

Ground Floor

Entrance Hall - 2.82m x 1.98m (9'3" max x 6'6")

Lounge - 5.23m x 3.05m (17'2" x 10'0")

Kitchen / Dining Room - 5.26m x 3m (17'3" x 9'10")

Utility Room - 1.98m x 1.3m (6'6" x 4'3")

WC - 1.98m x 0.86m (6'6" x 2'10")

First Floor

Landing - 3.05m x 2.82m (10'0" max x 9'3" max)

Bedroom Two - 3.81m x 3.05m (12'6" x 10'0")

Ensuite Two - 3.05m x 1.3m (10'0" x 4'3")

Bedroom Three - 3.28m x 2.69m (10'9" x 8'10")





- Detached Family Home
- Popular & Convenient Location
- Five Bedrooms
- Three Ensuites
- Kitchen / Dining Room
- Utility & Cloaks / WC
- Garage & Driveway Parking
- Pleasant Gardens
- Early Viewing Advised
- No Chain Delay



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		