



**Adams**

FOR SALE  
**Adams**  
01925 398343 // adamsea.co.uk

# Burgess Avenue, Warrington WA4

£285,000

3 1 1



## Charming 3 Bedroom Bungalow in a Sought-After Location

Adams Estate Agents are pleased to offer for sale this 3 bedroom bungalow in the popular and convenient position on Burgess Avenue. Features of the well maintained accommodation include: entrance hall, lounge, dining room, bedroom, substantial sized kitchen and conservatory to the ground floor. To the first floor, there is a spacious landing with ample storage and two further bedrooms. Externally, there is a private, well maintained rear garden which is not directly overlooked. The bungalow also benefits from driveway parking with car port.

### No Chain Delay

### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

### Agents Notes

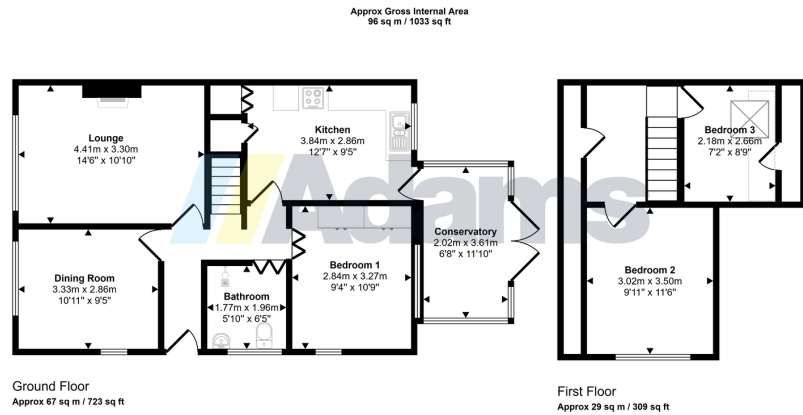
Tenure: Freehold

Council Tax Band: C

Local Authority: Warrington Borough Council.

EPC Rating: tbc





□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

- No Onward Chain
- Sought After Location
- Substantial Sized Rooms
- Driveway Parking
- Three Bedroom Bungalow
- Well Maintained
- Private Rear Garden
- Sought After Location

