



# Astley Close, Warrington, WA4 6RB

£265,000

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This semi-detached true bungalow occupies an excellent, slightly elevated position on Astley Close and benefits from a lovely garden at the rear.

Features briefly include; gas fired central heating, UPVC double glazing, entrance hall, lounge, modern kitchen / diner, two double bedrooms and bathroom. Outside there is driveway parking for several cars and the rear garden enjoys a favourable south westerly aspect.

Early Viewing Advised. No Chain Delay With This Sale.

### 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.

### Agents Notes

Tenure: Freehold

Council Tax Band: C

Local Authority: Warrington Borough Council

EPC Rating: TBC





Floorplan

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 Snappy 360.

- Semi Detached True Bungalow
- Popular & Convenient Location
- Modern Kitchen / Diner
- South West Facing Garden
- Early Viewing Advised
- Excellent Elevated Position
- Two Double Bedrooms
- Gas C.H. & UPVC D.G.
- Driveway Parking
- No Chain Delay

