



Wrights Green, Lumb Brook Road, Appleton, Warrington, WA4 3HN

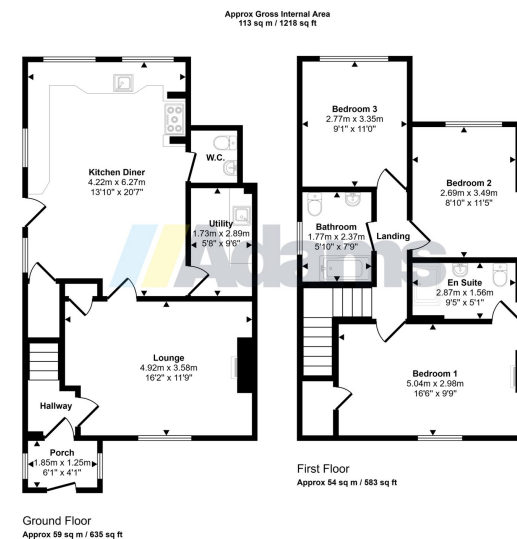
£400,000

3 2 2



- Extended Semi-Detached House
- Three Double Bedrooms
- Lounge With Log Burning Stove
- Utility + Cloaks / WC
- Driveway For Several Cars
- Sought After Semi-Rural Location
- Ensuite + Family Bathroom
- Impressive Kitchen / Dining Space
- Landscaped Rear Garden
- Viewing Essential





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 Drafty 360.

Extended to the rear elevation, this three bedroom semi-detached family home occupies a highly sought position at Wrights Green, Appleton and benefits from lovely rural views to three sides.

Features briefly include; entrance porch & hall, lounge with log burning stove, an impressive open plan kitchen / dining / family room, utility, cloaks / WC, first floor landing, three double bedrooms, ensuite and family bathroom. Outside there is driveway parking for several cars at the front and a landscaped garden at the rear.

Early Viewing Advised.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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