



**FIR TREE LANE
BURTONWOOD**

**OIRO
£217,500**



FIR TREE LANE, BURTONWOOD, WA5 4NE

An all too rare opportunity to purchase a semi-detached true bungalow set in this village location. A great position with open farmland to the front and offered with no onward chain involved.

The property is approached via a paved pathway which leads to the side access gate and front door. Additionally, there is also a paved driveway leading to the most useful integral garage, forming a superb, low maintenance home enhanced by UPVC double glazing and gas central heating. Comprising hallway, spacious lounge, open plan kitchen – diner, leading to a generous conservatory with two bedrooms, en-suite shower room to the principal bedroom and family bathroom.

The grounds include a paved driveway, pathway to side, an attractive rear garden with patio, dwarf brick wall and raised lawn area.

General Services:

All main's services are believed to be connected to the property.

Local Authority:

Warrington Borough Council

Council Tax:

Band C

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hallway:

With useful cloak cupboard.

Living Room:

A spacious room with UPVC window to the front aspect (overlooking fields), ceiling coving, feature gas fireplace, 2 x ceiling fan lights, hard floors, painted walls, doors to internal hallway leading to all other rooms in the property.

**Principal Bedroom:**

With UPVC window to rear aspect and a useful en-suite shower room. Ceiling coving, ceiling fan light, floorboards, fitted wardrobes, radiator, wall-papered walls.

**En-Suite:**

With white suite (comprising walk-in shower with electric shower unit, sink unit and w.c), heated towel rail, part-tiled, part-panelled walls and ceiling.

Bedroom Two:

With UPVC window to side elevation, radiator, ceiling light, carpeted flooring and wall-papered walls.

**Bathroom:**

With fitted white suite (comprising shower, w.c and pedestal sink), tiled walls, frosted UPVC window to side elevation, ceiling light and hard flooring.

Kitchen:

Modern kitchen area filled with a modern range of white wall, base and drawer units, painted walls, hard flooring, an integrated double oven, ceiling fan light, UPVC window to rear elevation, stainless steelsink with mixer taps, hob with extractor over, and open archway to:

**Dining Area:**

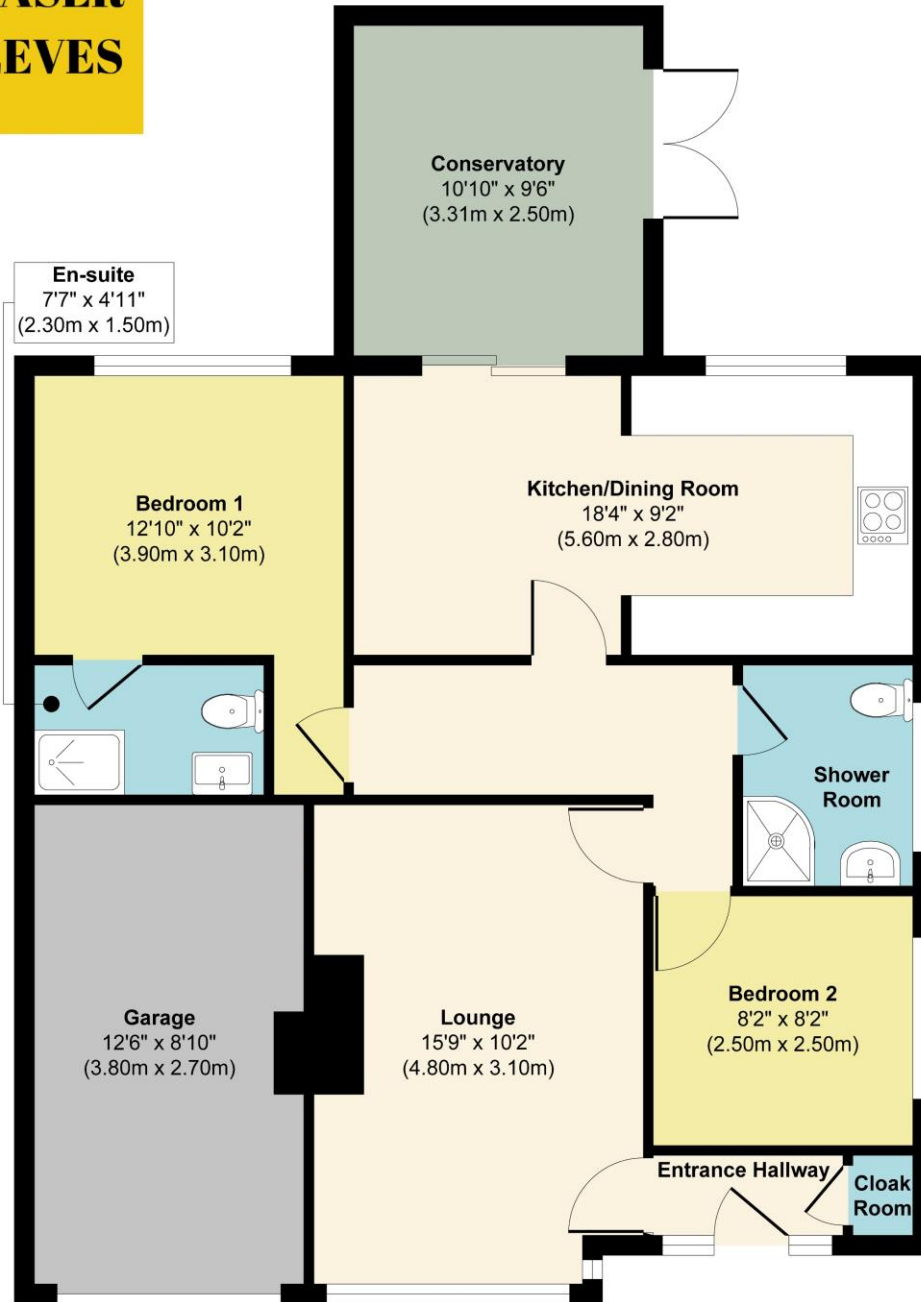
With painted walls, ceiling light, radiator, hard flooring and French doors to:

Conservatory:

A generous, brick-built room with UPVC double glazing, ceiling fan light, hard flooring, radiator and and double door to rear garden.

Garage:

Single integrated garage, accessed via up-and-over door from the driveway.



Floor Plan

Approx. Gross Internal Floor Area 651 sq. ft / 60.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. 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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