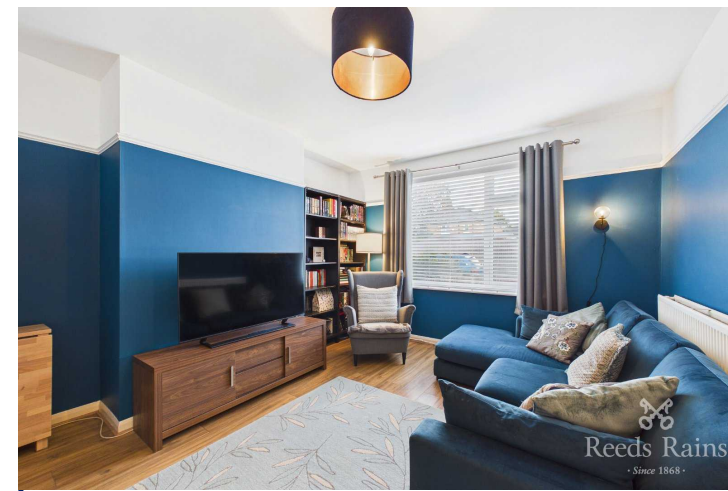
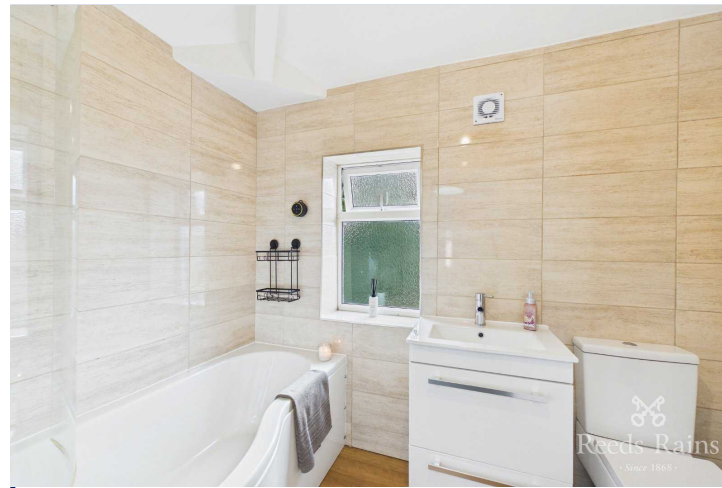
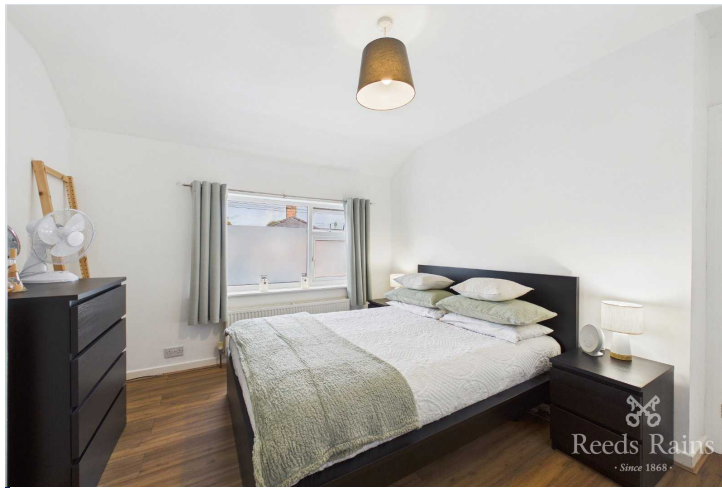




Banks Crescent, Warrington,  
Cheshire, WA4

**Offers Over: £200,000**  
**Freehold**

 **Reeds Rains**

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Banks Crescent, Warrington, Cheshire, WA4  
Offers Over: £200,000 Freehold

Council Tax Band: A  
EPC Rating: D

Not directly overlooked to the front and located in Latchford, to the South of Warrington Town Centre, this well presented semi detached house has benefitted from having the rear garden landscaped and really must be viewed in order to be appreciated. Having a gas central heating system complemented by double glazing, the accommodation is arranged over two floors briefly as follows:- Vestibule, hallway with stairs leading to first floor, cosy lounge, fitted kitchen/breakfast area, rear...

Entrance Vestibule

5'3" x 2'2" (1.6m x 0.66m)  
Double glazed obscure UPVC front door and double glazed side panels, quarry tiled floor, obscure glazed panel door to:-

Entrance Hall

11'5" x 5'9" (3.48m x 1.75m)  
Radiator, stairs to first floor, understairs storage cupboard housing electric meter.

Lounge

12'1" x 14'2" (3.68m x 4.32m)  
Double glazed window to front, laminate flooring, radiator, picture rail.

Kitchen/Breakfast Area

15'5" x 6'5" (4.7m x 1.96m)  
Double glazed window to rear, part tiled walls and fitted with one and a half bowl sink unit with high gloss wall and base units, plumbing for washing machine, inset electric hob/electric oven with extractor hood over, radiator, breakfast bar, glazed panel door to:-

Rear Vestibule

3' x 2'10" (0.91m x 0.86m)  
Double glazed obscure UPVC door to side, understairs storage cupboard with light connected.

WC

2'7" x 5'7" (0.79m x 1.7m)  
Double glazed obscure window to rear, WC,

wall mounted gas central heating boiler.

First Floor

Landing with double glazed window to side.

Bedroom One

11'9" x 12'4" (3.58m x 3.76m)  
Double glazed window to front, radiator, laminate flooring.

Bedroom Two

11'10" x 8'6" (3.6m x 2.6m)  
Double glazed window to rear, radiator, loft access point - access is gained via loft ladder - loft area is boarded and has light connected.

Bedroom Three

9'1" x 7'2" (2.77m x 2.18m)  
Double glazed window to front, radiator.

Bathroom

4'11" x 8'2" (1.5m x 2.5m)  
Double glazed obscure window to rear, fully tiled walls and fitted with pea-shaped bath with shower and screen, vanity wash hand basin with storage beneath, WC, heated towel rail.

Outside

To the rear is a lawned and fenced landscaped garden with raised flower beds, porcelain tiled patio area, water tap. To the front is a lawned garden with boundary fencing and there is a driveway at the side.

Tenure

Freehold.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT,

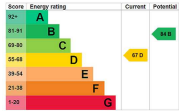
totalling £48 per buyer.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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