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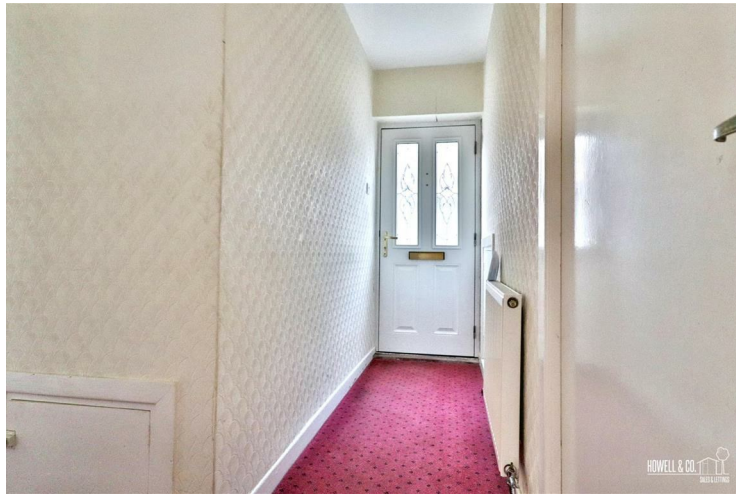
## 51 Gainsborough Road, Warrington, WA4 6BP

**Offers In The Region Of £219,950**

SEMI DETACHED TRUE BUNGALOW, TWO BEDROOMS, GOOD SIZED LOUNGE WITH FEATURE FIREPLACE, DINING KITCHEN WITH BUILT IN OVEN AND HOB, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, NO ONWARD CHAIN, HIGHLY SOUGHT AFTER LOCATION, FRONT AND REAR GARDENS, DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous semi detached true bungalow which is offered chain free and located in a highly sought after location. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, lounge with feature fireplace, dining kitchen with built in oven and hob, two bedrooms and a bathroom/w.c. Externally the property has garden areas to the front and rear elevations along with driveway parking. Viewing highly recommended.

## ENTRANCE HALLWAY



Giving access to all rooms.

## LOUNGE



Good sized lounge with a Upvc double glazed window to the front elevation, feature fireplace, coved ceiling.

## DINING KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor above, plumbed for a washing machine, part tiled walls, Upvc double glazed window to the rear elevation, exterior door leading to the rear garden.

## MASTER BEDROOM



With a Upvc double glazed window to the rear elevation, fitted wardrobes.

## BEDROOM TWO



With a Upvc double glazed window to the rear elevation, coved ceiling.

## BATHROOM/W.C



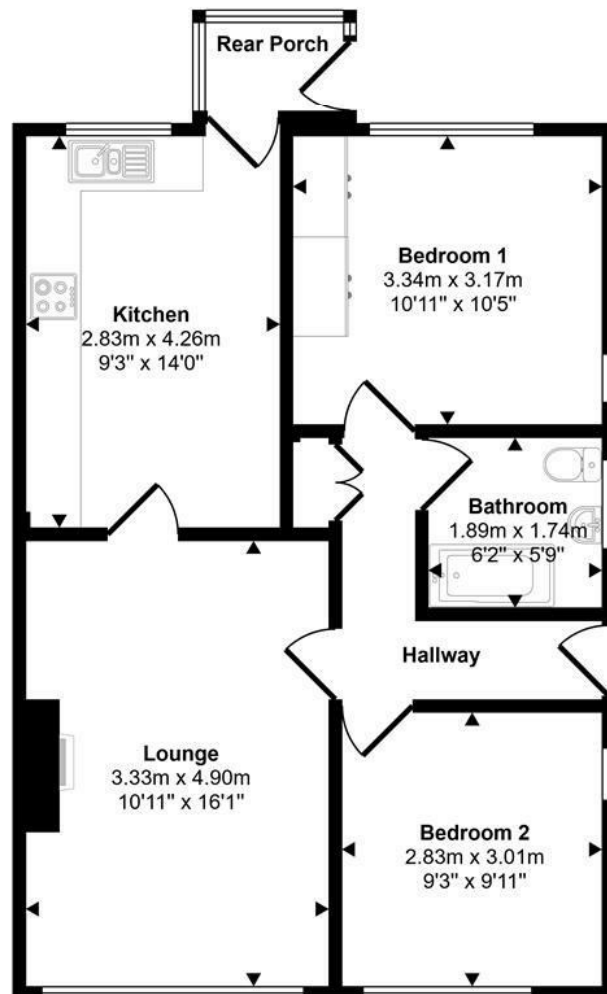
Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower over and glass shower screen, tiled walls, Upvc double glazed window to the side elevation.

## OUTSIDE



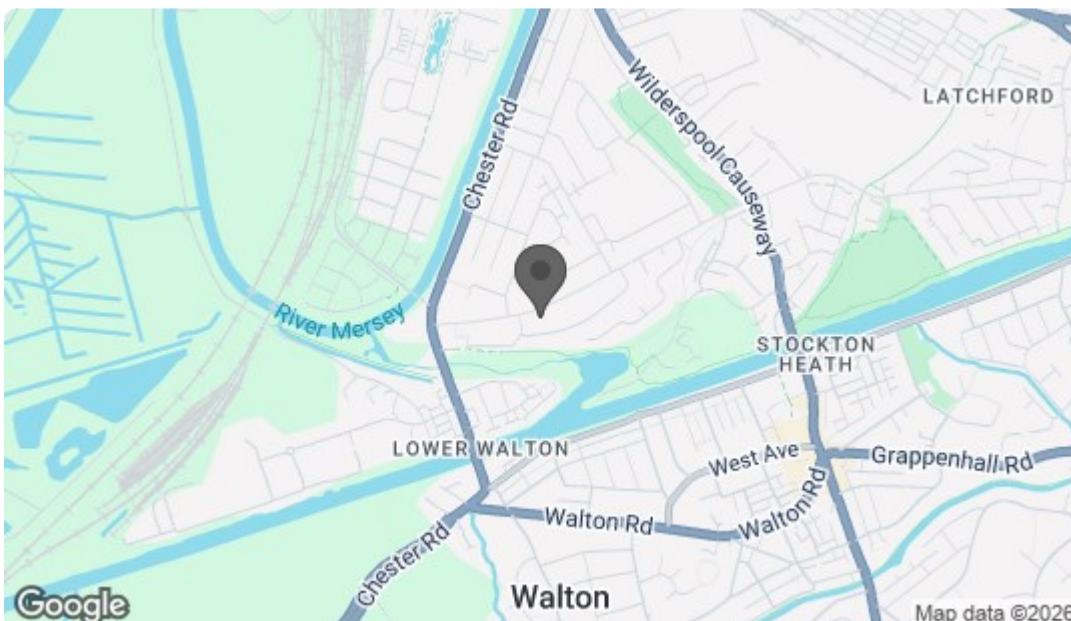
Externally the property has gardens to the front and rear elevations along with off road driveway parking.

Approx Gross Internal Area  
60 sq m / 651 sq ft



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.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 80        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                | 63      |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
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