







402 London Road, Warrington, WA4 5PW

Asking price £450,000

The accommodation is particularly flexible with four reception rooms in the main house, five double bedrooms, four with en-suite facilities and the house bathroom. There is a separate annexe, ideal for a dependent relative, work from home space or a nanny, comprising of open plan sitting room with kitchen, double bedroom and shower room.

The property has the benefit of oil fired central heating, with the option to convert to mains gas as this is available in the road outside and sealed unit double glazing. Due to the property's recent construction it is particularly cost effective to run and is built to modern specifications with regard to energy efficiency.

The property is approached via electric gates, which open onto a block paved apron and driveway providing parking for numerous cars, and giving access to a double garage and gym. The house is set in professionally landscaped lawned grounds with deep mature borders, walls and fencing providing a wealth of privacy and security.

Entrance Hall
Radiator, laminate flooring, stairs, door to Storage cupboard.

Description
The accommodation is particularly flexible with four reception rooms in the main house, five double bedrooms, four with en-suite facilities and the house bathroom. There is a separate annexe, ideal for a dependant relative, work from home space or a nanny, comprising of open plan sitting room with kitchen, double bedroom and shower room.

The property has the benefit of oil fired central heating, with the option to convert to mains gas as this is available in the road outside and sealed unit double glazing. Due to the property's recent construction it is particularly cost effective to run and is built to modern specifications with regard to energy efficiency.

The property is approached via electric gates, which open onto a block paved apron and driveway providing parking for numerous cars, and giving access to a double garage and gym. The house is set in professionally landscaped lawned grounds with deep mature borders, walls and fencing providing a wealth of privacy and security.

Storage cupboard.

Living Room 14'8" x 11'11" (4.48m x 3.63m)
UPVC double glazed window to front, two radiators, laminate flooring, coving to ceiling, textured ceiling.

Kitchen 8'8" x 18'3" (2.65m x 5.57m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, fitted eye level fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, double door.

Bathroom
Refitted with four piece suite comprising bath, wash hand basin, tiled shower enclosure with fitted shower and close coupled WC, tiled surround, heated towel rail, uPVC double glazed window to rear, ceramic tiled flooring.

Bedroom 1 11'5" x 10'0" (3.48m x 3.04m)
UPVC double glazed window to rear, radiator, door to:

Landing
Door to Storage cupboard.

Storage cupboard.

Bedroom 2 11'3" x 11'9" (3.44m x 3.58m)
UPVC double glazed window to front, radiator, laminate flooring.

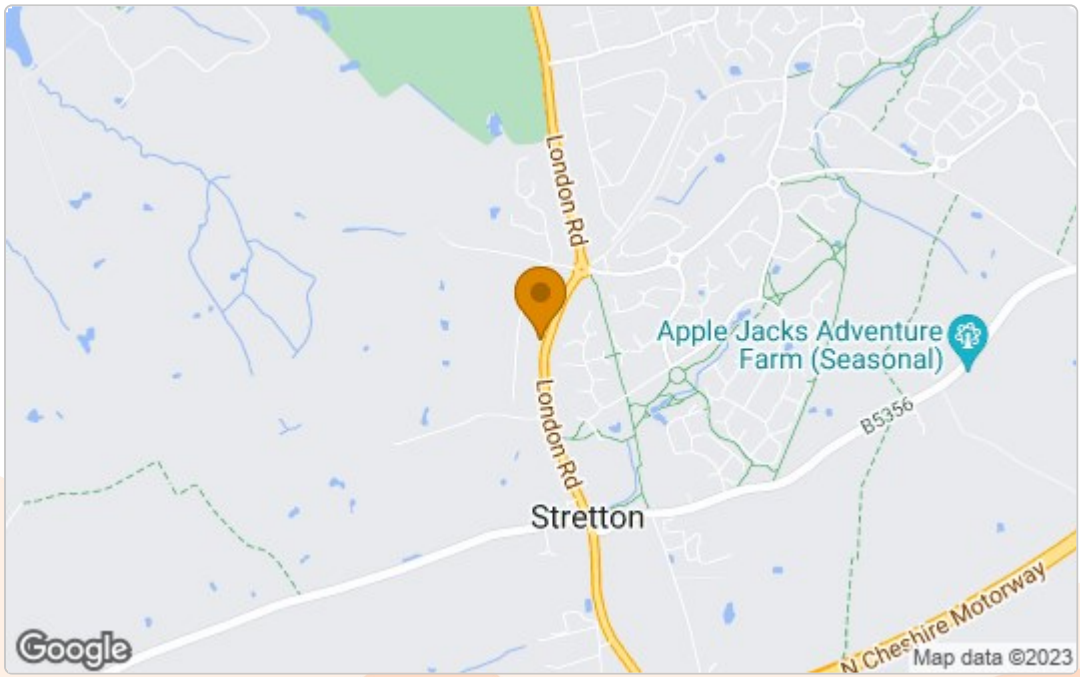
Bedroom 3 8'5" x 8'7" (2.57m x 2.62m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Storage cupboard.

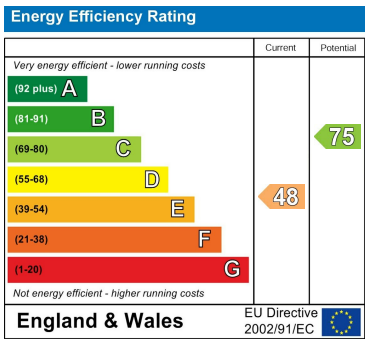
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Alto Design Team
10 Halifax Way, Pocklington, York, North Yorkshire, YO42 1NP
Tel: 07769253293 **Email:** samantha.cundall@zoopla.co.uk www.altosoftware.co.uk

THE PROPERTY SOFTWARE GROUP

Alto Software is proud to be a part of The Property Software Group, the UK's largest supplier of software and technology to the property industry. © 2016 Alto Software Limited