



Warmingham Road,
Warmingham



OneAgency

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Offers in Excess of £175,000

A mid terrace cottage, located in a semi rural location and offered with no chain involvement. The property offers good sized living accommodation with character features, off road parking and good sized rear garden.





GROUND FLOOR

Entrance Porch

Radiator, door to front, double glazed window to side.

Living Room

Double glazed window to front, radiator, under stairs storage area.

Sitting Room

Radiator, feature fireplace.

Dining Room

Radiator, double glazed window to rear.

Rear Porch

Double glazed window to rear, door to side.

Kitchen

Fitted range of wall, base and drawer storage units, sink and drainer unit with mixer tap.

Conservatory

Double glazed doors to rear, double glazed windows, radiator.

FIRST FLOOR

Landing

Bedroom One

Double glazed window to front, feature fireplace, radiator.

Bathroom

Bathroom suite comprising of panelled bath, WC and hand wash basin, separate shower cubicle with mains shower, Velux window to rear, radiator.

Bedroom Two

Velux window to rear, radiator, wall mounted boiler.

Bedroom Three

Double glazed window to rear, radiator, built in storage areas.

Outside

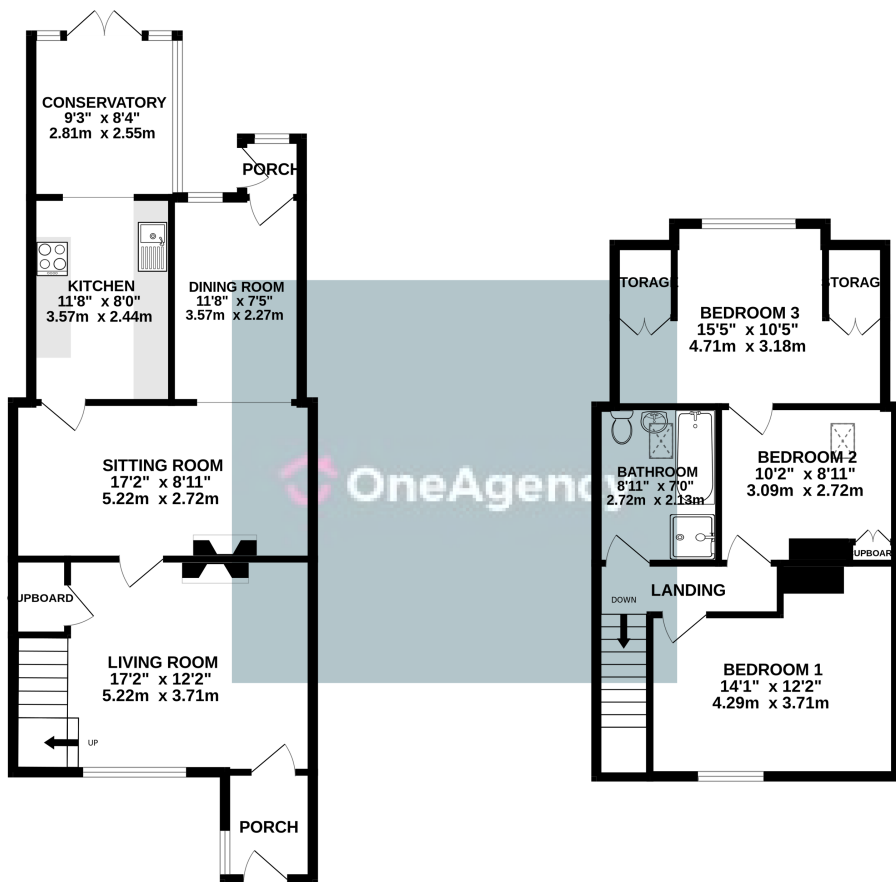
Off road parking to the front, good sized rear garden. Large store to the rear.

Agents Notes

Council Tax Band D

Cheshire East Local Council





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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