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residential

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45 WOODHALL RISE WERRINGTON PE4 5BU

OFFERS OVER £195,000

FREEHOLD



Situated in a superb location beside a tree-lined pathway, this large end-of-terrace home has two good size bedrooms and two reception rooms. With a good size enclosed well kept rear garden and designated off-road parking, this property is an ideal first home. Woodhall Rise is a well regarded location to live and viewing of this lovely home, which is offered for sale with no chain, is highly advised.

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OPENING HOURS

Mon to Fri. 9.00am until 6.00pm **Sat.** 9.00am until 4.00pm **Sun.** Closed

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

LOUNGE 13' x 12' (3.96m x 3.66m)

With radiator, access to Kitchen and archway through to

DINING ROOM 8'6 x 7'2 (2.59m x 2.18m)

With radiator and patio doors opening onto rear garden.

KITCHEN 8'5 x 7'5 (2.57m x 2.26m)

A modern kitchen with a range of ample wall and base units with built-in appliances, sink unit, radiator, built-in under-stairs storage cupboard and windows to rear and side elevations.

LANDING

BEDROOM ONE 12'3 x 8'9 (3.73m x 2.67m)

With radiator, two built-in wardrobes and two windows to front elevation.

BEDROOM TWO 9'2 x 8'2 (2.79m x 2.49m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath with shower above, wash-hand basin, low flush WC, radiator and window to rear.

OUTSIDE

The property has a designated parking space.

The rear garden is fully enclosed by fencing and provides a high degree of privacy with a well kept shaped lawn, patio area, paving and further gravelled side garden.

EPC RATING: C

COUNCIL TAX BAND: B (PCC)

