



**Oliver James**  
ESTATE AGENT

SCAN ME

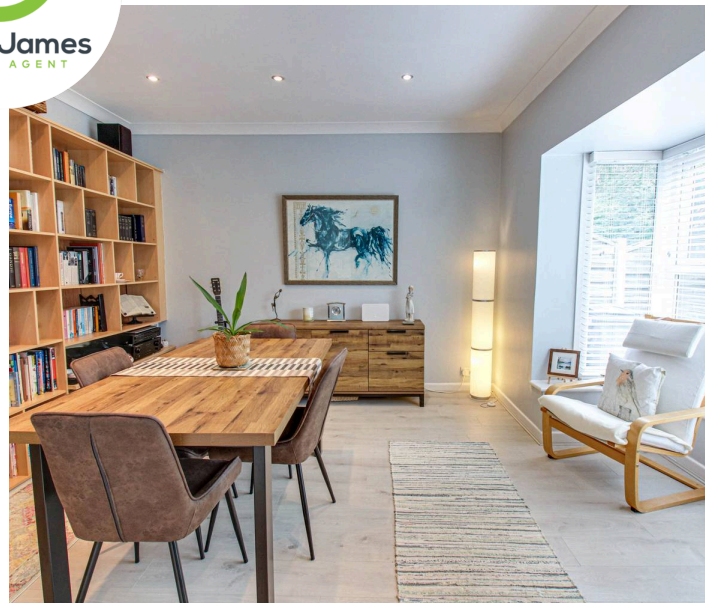


BOOK A VIEWING

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**Bank Street, Glazebrook**

Offers Over **£525,000**



## 62 Bank Street

Glazebrook, Warrington

3-bed detached house in semi-rural area. Conservatory, log burner, spacious kitchen. Large garden with seating areas, flower borders, and allotment. Double garage and driveway. Peaceful retreat with luxury bathroom. Council Tax band: F

Tenure: Freehold

- Semi rural and picturesque area
- Three Bedroom Detached Home
- Conservatory
- Downstairs WC
- Lounge with Log Burner
- Three Double Bedroom with Fitted wardrobes
- Stunning Four piece bathroom suite with freestanding bath
- Large mature lawn garden with patio seating areas
- Driveway to the the front thats leads to the rear of the property with a double garage allowing room for several cars
- Open Plan kitchen with large Island and breakfast larder





### Hallway

Laminate flooring and radiator

### Lounge

10' 2" x 14' 1" (3.10m x 4.30m)

Log burner, coving and radiator

### Kitchen

10' 10" x 26' 11" (3.30m x 8.20m)

Side and front facing upvc window, fitted range of base and wall units, stainless steel sink, induction hob, dishwasher, oven and Island with vast amounts of storage, breakfast larder, breakfast bar and modern radiator.

### Utility Room

5' 7" x 10' 2" (1.70m x 3.10m)

Rear facing upvc french door, cupboard for housing the washer and dryer and laminate flooring

### Dining Room or Bedroom Four

10' 2" x 11' 6" (3.10m x 3.50m)

The Dining Room offers plenty of space alternatively this room would make an ideal downstairs fourth bedroom, if needed. Front facing upvc window, laminate flooring, coving and radiator



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### Conservatory

9' 10" x 12' 6" (3.00m x 3.80m)

Tiled floor and radiator

### Guest WC

4' 11" x 5' 3" (1.50m x 1.60m)

Rear facing upvc window, heated towel rail, vanity sink unit and w/c

### Landing

Front facing upvc window, fitted storage, loft access (boarded, light and ladder) and radiator

### Bedroom One

7' 10" x 11' 6" (2.40m x 3.50m)

Front facing upvc window, laminate flooring, radiator and fitted wardrobes, drawers and units.

## GARDEN

Large, two tier lawn garden areas with flower borders, small allotment area, off the house patio seating area ideal for summer outdoor meals and entertaining, second seating area to the back of the garden with pergola. The garden also has various power points, hot and cold water taps for added ease.

## GARAGE

Double Garage

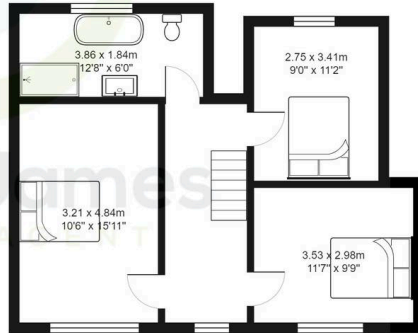
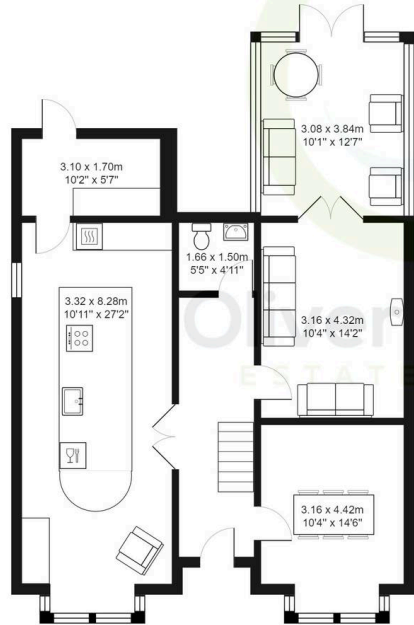
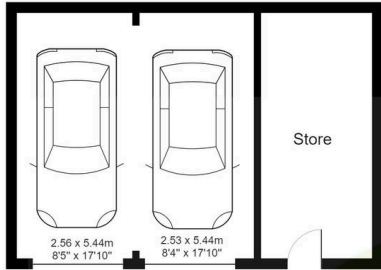
Double garage with lights, opened into one large unit inside. 5.4m x 5.0m

## DRIVEWAY

10 Parking Spaces

Driveway to the front that leads along the side of the property to a separate area parking area with garage to the rear.





Total Area: 148.6 m<sup>2</sup> ... 1599 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## Oliver James

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