



Oliver James  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

SILVER

SCAN ME

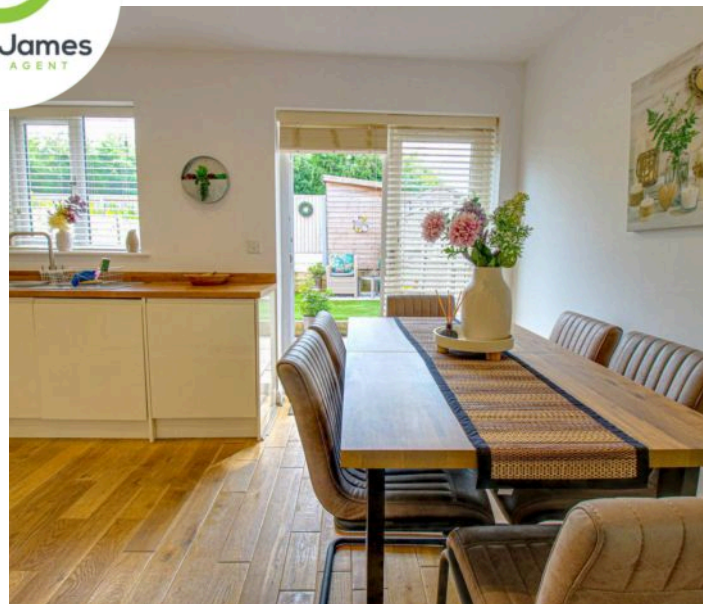


BOOK A VIEWING

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Glazebrook Meadows, Glazebrook

Offers in Region of £260,000



## 4 Glazebrook Meadows

Glazebrook, Warrington

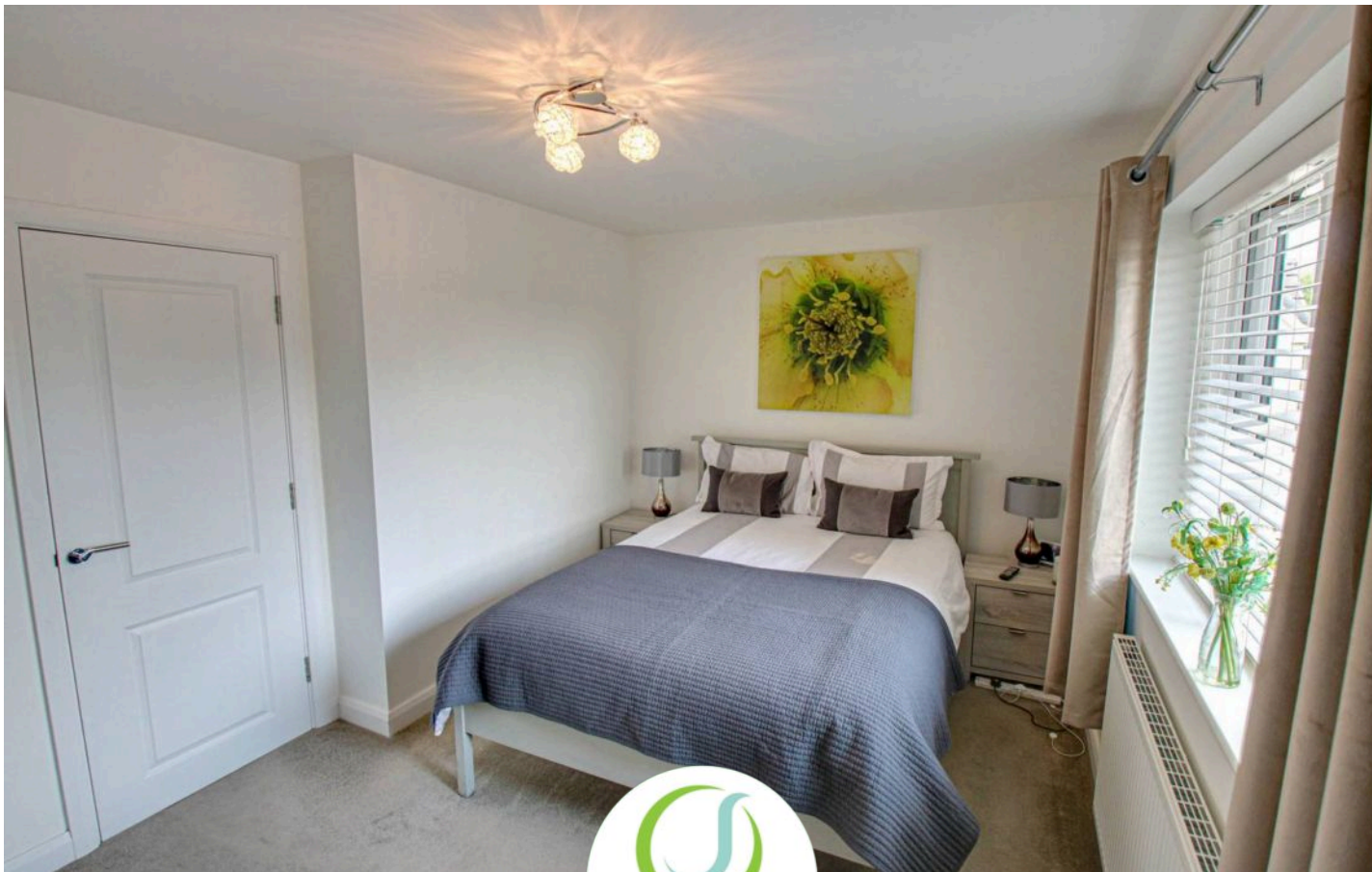
Modern 2-bed semi-detached house in semi-rural location with contemporary design, integrated appliances, landscaped garden, driveway for 2 cars. Elegant, stylish, and convenient living.

Council Tax band: C

Tenure: Freehold

- Highly Desirable Semi Rural Location
- Two Bedroom Semi Detached
- Modern Development built Circa 2017
- Beautifully Decorated Throughout
- Downstairs WC
- Wooden flooring to the downstairs, Lounge, WC and Kitchen Diner
- Integral Appliances to Modern Kitchen
- Two Double Bedrooms
- Driveway for two cars
- Landscaped garden with patio, artificial grass, shed and seating areas





### Lounge

10' 6" x 13' 5" (3.20m x 4.10m)

Front facing upvc window, wooden flooring and radiator.

### Guest WC

6' 3" x 3' 3" (1.90m x 1.00m)

Side facing upvc window, wooden flooring, WC, hand wash basin and radiator.

### Kitchen Diner

13' 9" x 9' 10" (4.20m x 3.00m)

Rear facing upvc window, fitted range of base and wall units, integral fridge, freezer, dishwasher, washing machine, electric oven and four ring gas hob, wooden flooring, cupboard housing boiler, storage cupboard and radiator.

### Landing

Loft Access (Part Boarded with a ladder).

### Bedroom One

13' 9" x 8' 10" (4.20m x 2.70m)

Rear facing upvc window, open aspect views and radiator.

### Bedroom Two

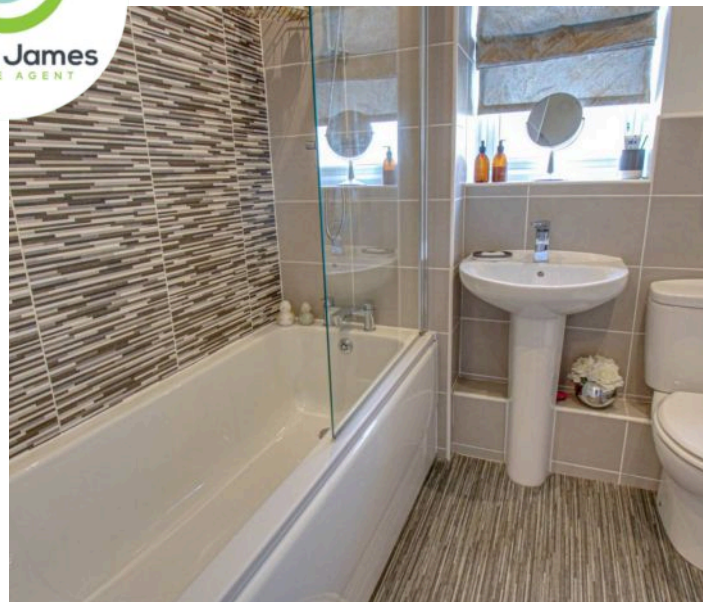
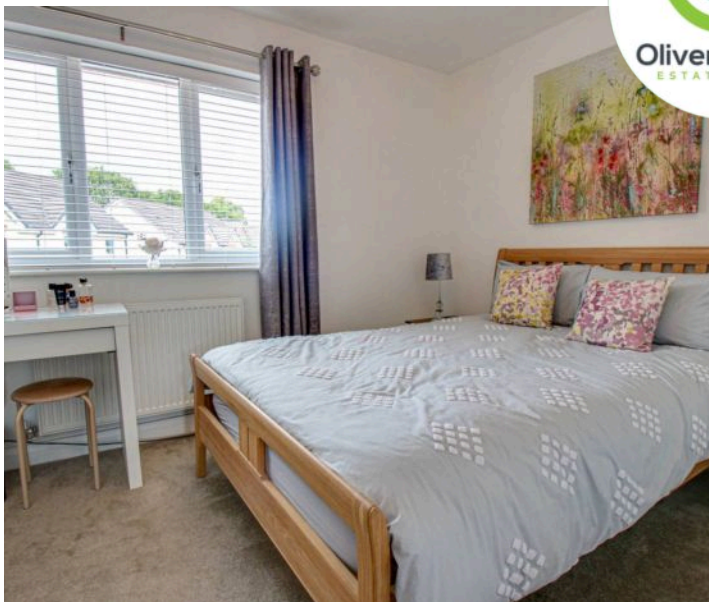
13' 9" x 8' 2" (4.20m x 2.50m)

Front facing upvc window, over bulk head cupboard and radiator.

### Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

Side facing upvc window, panel bath with shower, WC, hand wash basin, splash back tiling and heated towel rail.



## GARDEN

South West facing garden with patio sunbathing area, artificial grass and raised patio seating area. Outside water tap.

## DRIVEWAY

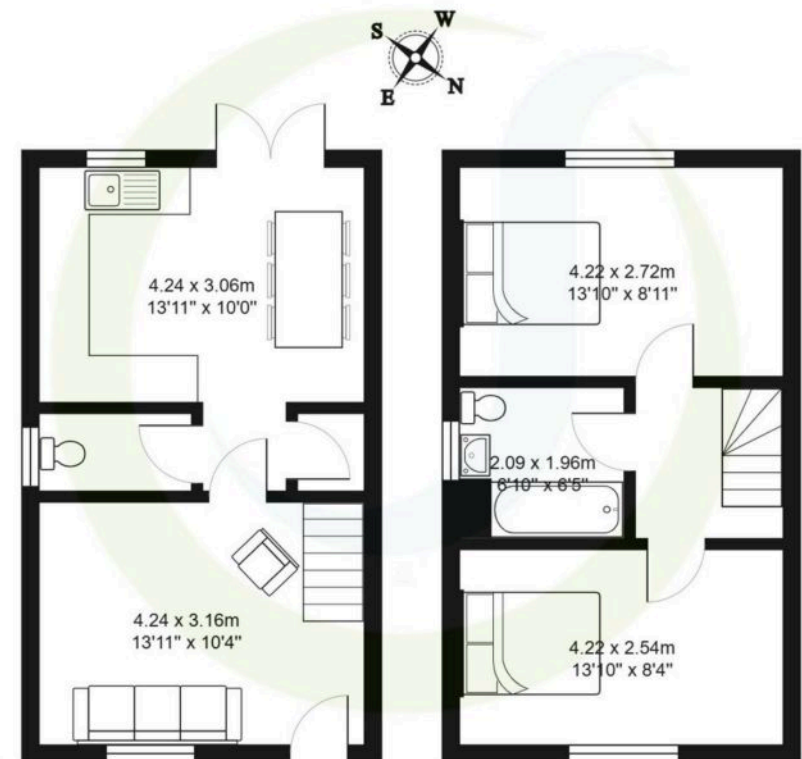
2 Parking Spaces





Total Area: 63.8 m<sup>2</sup> ... 687 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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