



Browmere Drive

Croft

Miller Metcalfe
Every step of the way

Browmere Drive

Croft

Semi Detached



EPC Rating - To be confirmed

A well-presented dormer style semi-detached property, which is ideally placed for local schools and within walking distance to Croft park.

This lovely home is situated within a cul-de-sac and has the added benefit of being offered with no upward chain.

The accommodation briefly comprises:- Entrance hallway, ground floor bathroom fitted with a bath with glass shower screen, low level WC, vanity hand basin, tiled walls and floor, a well-proportioned lounge, ground floor bedroom and kitchen, fitted with a range of wall and base units with wooden worktops to complement, 1 & 1/2 stainless steel sink and drainer unit, with mixer tap, integrated electric oven and hob, space for a washing machine and fridge freezer, tiled floor, partially tiled walls and a door providing side external access.

To the first floor, there are two further bedrooms, whilst externally, the property is fronted by a lawned garden and block paved driveway, which extends down the side of the property to a detached single garage. To the rear of the property is a paved patio area and enclosed lawned garden.

Internal viewings are essential to fully appreciate this family home and to avoid disappointment.

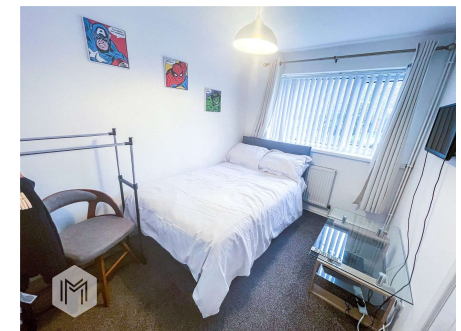
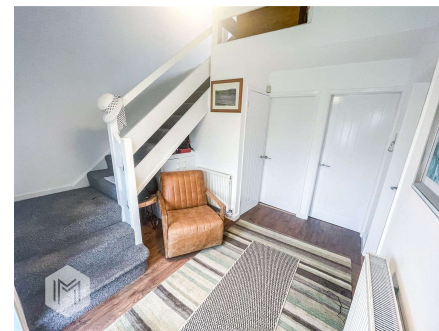
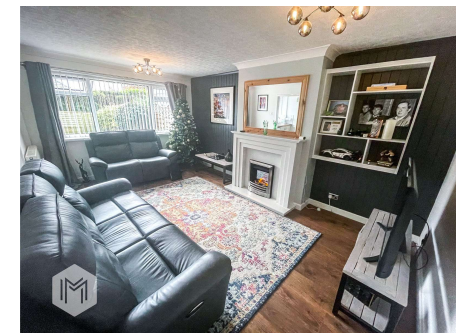
TENURE
Freehold

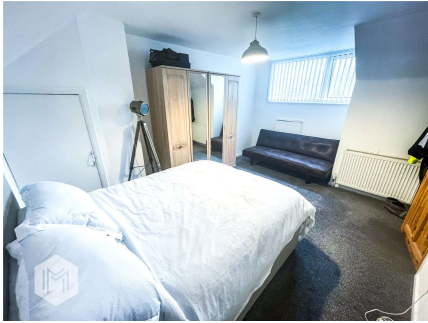
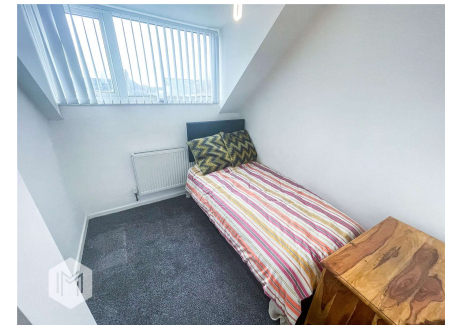
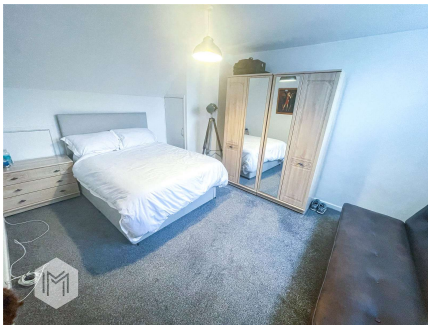
LOCAL AUTHORITY/COUNCIL TAX
Warrington
Band: C
Annual Price: £1,750

BROADBAND
Basic: 22 Mbps
Ultrafast: 1000 Mbps

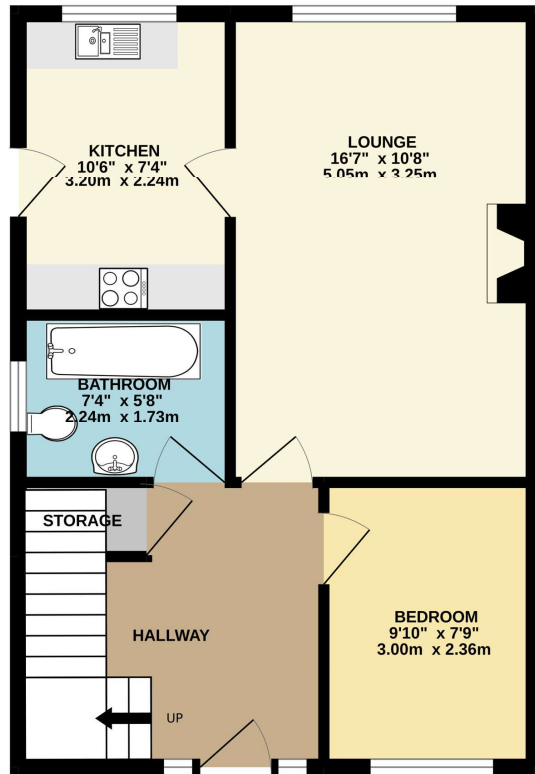
SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

MOBILE COVERAGE
EE - high
Vodafone - high
Three - low
O2 - high

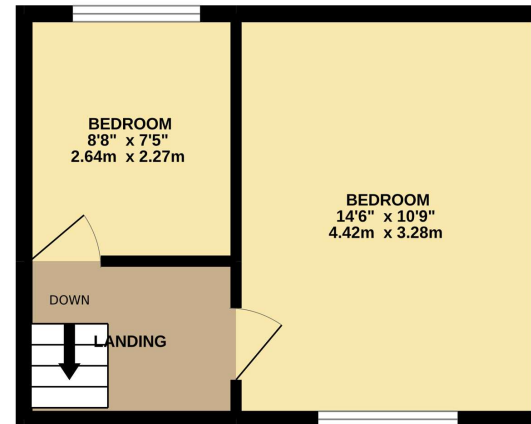




GROUND FLOOR



1ST FLOOR



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.
 Made with Metropix ©2022

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.