



*Coldstream Close*

Warrington

**Miller Metcalfe**  
*Every step of the way*

# Coldstream Close

Warrington

Semi Detached



EPC Rating - C

First time buyers dream home!!

Situated on Coldstream Close, in the very popular Cinnamon Brow close to all amenities, good schools and transport links, Miller Metcalfe are delighted to have onto the open market this immaculately presented two bedroom semi detached family home in move in condition.

The accommodation in brief, entrance hall with cloakroom into the spacious family lounge with solid wooden flooring into the modern fitted kitchen / diner with wall and base units, gas hob, electric oven, dish washer, wine cooler, fridge freezer and space for washing machine. Conservatory overlooking the rear garden.

To the first floor there are two generous sized doubled bedrooms and modern family bathroom comprising of shower over bath, wash hand basin and vanity unit and WC.

Externally there is a driveway offering off road parking, lawned front garden with a south-west facing rear lawned garden, with a patio area, great for BBQ's and summer nights entertaining. Properties in this condition do not stay on the market long, please call the office to arrange for a viewing to avoid missing out.

TENURE  
Freehold

COUNCIL TAX BAND  
B - £1532

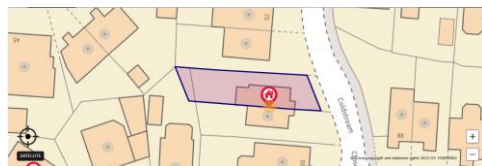
LOCAL AUTHORITY  
Warrington

MOBILE COVERAGE  
EE  
Vodafone  
Three  
O2

BROADBAND  
Basic  
13 Mbps  
Superfast  
132 Mbps  
Ultrafast  
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT  
Sky  
Virgin

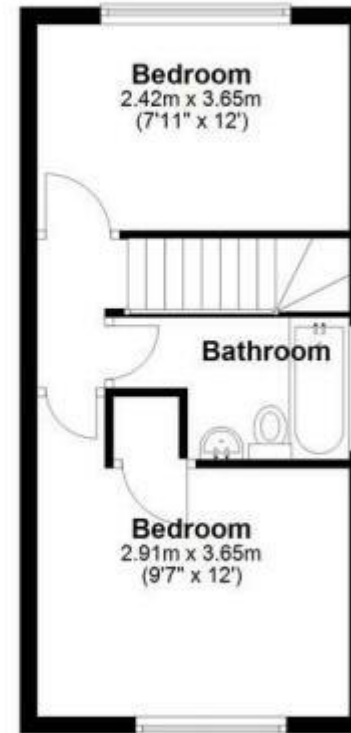




### Ground Floor



### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement  
Plan produced using PlanUp.

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.