



## 18 Perranporth Close, Warrington, WA4 5GN

£337,500



FREEHOLD, SOUGHT AFTER LOCATION, NHBC, HIGH GLOSS KITCHEN, LARGE LOUNGE WITH FRENCH DOORS, MASTER BEDROOM WITH ENSUITE, DOUBLE SECOND BEDROOM. CLOSE TO GREEN PARK AREA, LANDSCAPED ENCLOSED GARDEN, DRIVEWAY PARKING

Stunning 3 Bedroom Family Home with South Facing Garden. Nestled in a quiet and sought after cul-de-sac in the heart of Appleton, this immaculate semi detached home is a true credit to it's current owners. Perfectly presented and maintained to a 'turn key' standard, The property benefits from a wealth of high spec upgrades offering a more luxurious feel than your standard new build home. With no onward chain, this is a fantastic opportunity for professionals, couples or families looking for a seamless move into one of Warrington's most prestigious post codes. Impressive EPC Rating B, this high rating ensures the property is significantly more energy efficient, leading to lower monthly utility bills and reduced carbon footprint.

The property benefits from high performance wall and loft insulation, high quality UPVC double glazing throughout and that the modern, central heating system is regularly serviced.

- FREEHOLD
- NHBC COVERED
- LARGE LOUNGE WITH FRENCH DOORS
- DOUBLE SECOND BEDROOM
- LANDSCAPED ENCLOSED GARDEN
- SOUGHT AFTER LOCATION
- HIGH GLOSS KITCHEN
- MASTER BEDROOM WITH ENSUITE
- CLOSE TO GREEN PARK AREA
- DOUBLE DRIVEWAY PARKING

