

19 Fairclough Avenue, Warrington, WA1 2JR
Offers In The Region Of £155,000



RIDGEWAY
RESIDENTIAL SERVICES



Fairclough Avenue Warrington

This delightful mid-terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable property. The home boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a cosy reception room, perfect for entertaining guests or enjoying quiet evenings in. The layout is both practical and inviting, making it easy to envision your personal touch throughout the space.

In addition to the two bedrooms, this property features an additional loft room, which can serve as a versatile space for a home office, playroom, or extra storage, catering to your individual needs.

The location of this property is particularly appealing, with local amenities, schools, and parks within easy reach, making it an ideal choice for families and professionals alike. The vibrant community of Warrington offers a blend of urban convenience and suburban charm.

- Mid Terraced Property
- Walking Distance to Town Centre
- Viewing Essential
- Ground Floor Shower Room
- Boarded Loft Room
- 2 Bedrooms
- Ideal First Time Buyer Home
- Gas Central Heating/Upvc Double Glazing

Lounge?Dining Room

25'2" x 11'7" (7.68 x 3.55)

Kitchen

7'6" x 9'10" (2.30 x 2.998)

Rear Vestibule

5'9" x 4'4" (1.77 x 1.33)

Shower Room

8'3" x 5'4" (2.52 x 1.64)

Bedroom 1

11'8" x 12'7" (3.56 x 3.86)

Bedroom 2

11'9" x 7'4" (3.6 x 2.25)

Loft Room

10'4" x 11'7" (3.16 x 3.55)

Viewings

Strictly by appointment with the viewing agent





Disclaimer

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Council Tax

Payable to Warrington Borough Council Tax Band A

Tenure

Leasehold

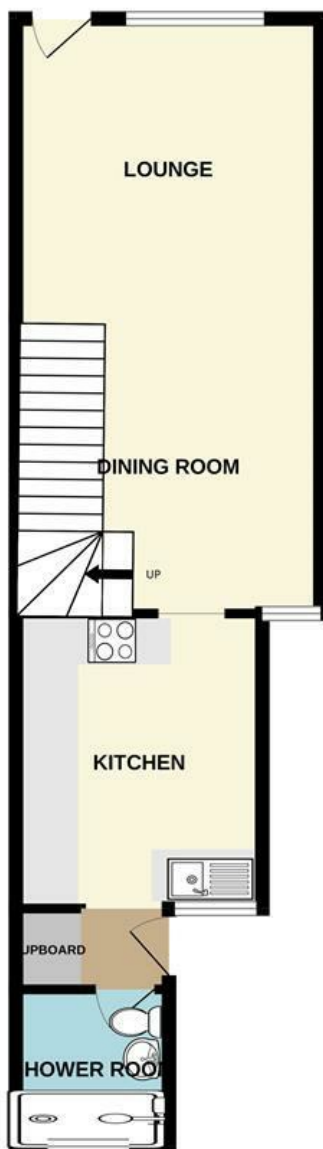
Property Information

Local Authority Warrington Council Tax Band: A
 Annual Price: £1,632
 Conservation Area No
 Flood Risk Low
 Floor Area 742 ft 2 / 69 m 2
 Plot size 0.88 acres (8 Plots)
 Mobile coverage EE Vodafone Three O2
 Broadband Basic 16 Mbps Superfast 58 Mbps Ultrafast 1800 Mbps
 Satellite / Fibre TV Availability BT Sky Virgin





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.
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