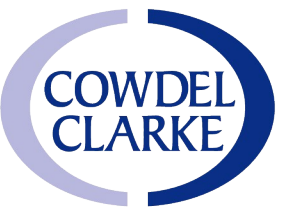




# Weir Street



## Accommodation

### Ground Floor

#### Entrance Porch

3'4" 3'4" (1.03m 1.02m)

Accessed through PVC frosted and panelled front door.

#### Lounge

13'2" x 12'10" (4.02m x 3.92)

PVC Double glazed window to the front elevation, central heating radiator, ceiling coving, ceiling light, gas fire and metre cupboard.

#### Dining Kitchen

13'2" x 9'11" (4.02m x 3.03)

A range of matching eye and base level units, stainless steel sink with chrome mixer taps, PVC double glazed window to the rear elevation, heat resistant roll top work surfaces, tiled splashback, gas hob with oven below, ceiling coving and central heating radiator.

#### Wet Room

8'9" x 5'10" (2.68m x 1.80)

Convenient wet room comprising raised W.C, pedestal hand wash basin with chrome hot & cold taps, wall mounted electric thermostatic shower, chrome ladder style radiator, frosted PVC window to the side elevation, tiled walls, ceiling light and shower curtain.

### First Floor

#### Landing

#### Bedroom One

13'2" x 12'9" (4.02m x 3.91)

Double glazed window to the front elevation, ceiling coving, central heating radiator, integrated wardrobes, storage cupboard and ceiling light.

#### Bedroom Two

13'2" x 9'11" (4.02m x 3.03)

PVC Double glazed window to the rear elevation, ceiling coving central heating radiator, ceiling light and storage cupboard.



## Possession

Vacant Possession upon Completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.



## Outside

Hardstanding, low maintenance rear yard with gated access to walkway.

## Tenure

Leasehold

## Council Tax

Council Tax Band 'A'£1,619.16 As of 2025/2026

## Local Authority

Warrington Borough Council.

## Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA4 6HE

