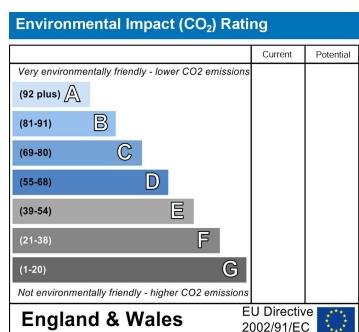
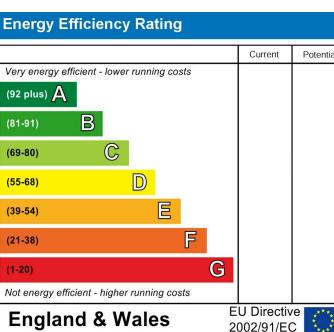
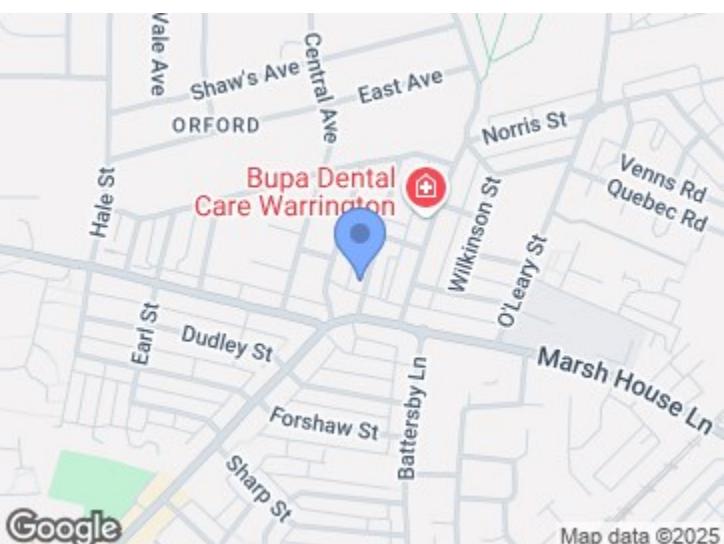




### Location

Located in the heart of Warrington, Amelia Street offers easy access to a range of local shops, restaurants, and transport links, making it a prime location for those seeking both convenience and a sense of community.



[www.cowdelclarke.com](http://www.cowdelclarke.com)

# Warrington



**TRADITIONAL TWO BEDROOM MID-TERRACE | HIGH GLOSS KITCHEN | WESTERLY FACING GARDEN | TWO DOUBLE BEDROOMS | CLOSE TO TOWN CENTRE** This traditional mid-terraced property offers well proportioned accommodation over two floors, comprising entrance porch, Lounge with feature fireplace, High Gloss Dining Kitchen, Shower Room with large Shower unit, rear vestibule and two bedrooms to the first floor. Externally, the property boasts an established Westerly facing rear garden with an array of shrubbery and established plants.

**£125,000**

# Warrington Amelia Street



## Accommodation

Beautifully presented traditional mid-terraced property in a popular location. This charming mid-terraced home has been modernised and improved over the years to provide light, airy and well presented accommodation over two floors. The property enjoys a beautiful 'West' facing rear, with established colourful shrubbery and plants. Internally, there is a lounge with feature fireplace, high-gloss Dining / Kitchen and a Downstairs Shower Room. The first floor presents two double bedrooms and is warmed throughout by central heating and double glazing.

## Entrance Porch

2'11" x 3'3" (0.9m x 1m)

PVC Frosted front door opening into an entrance porch.

## Lounge

11'3" x 9'10" (3.45m x 3m)

PVC Double glazed window to the front elevation, feature living flame gas fire, central heating radiator, television point and access to the:

## Dining Kitchen

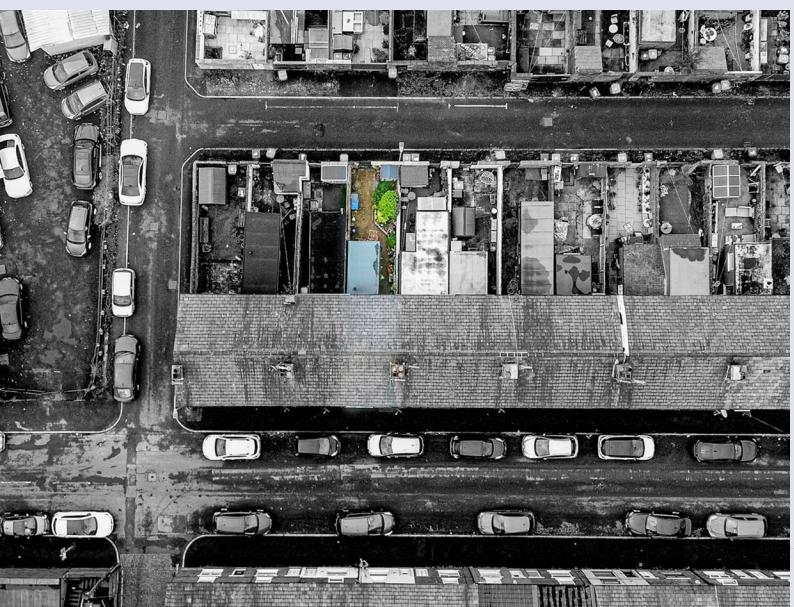
11'1" x 9'6" (3.4m x 2.9m)

A range of high gloss units complimented with wood effect roll top work surface with matching splashback. There is a PVC Double glazed window to the rear elevation, a feature glazed panel between the lounge and dining room, 'Franke' one and a half bowl stainless steel sink with drainer, space for fridge / freezer and additional under stairs storage cupboard. A freestanding four ring gas hob, and access to the rear vestibule in turn ground floor Shower Room.

## Rear Vestibule

2'11" x 2'11" (0.9m x 0.9m)

Additional storage cupboard, ceiling light and PVC Rear door providing access to the garden.



## Outside

The rear aspect enjoys a Westerly aspect and features a brick border hosting a mix of colourful and established plants. There is an outside tap, bin storage and access to the rear where residents occasionally park.

## Tenure

Leasehold with a 999 Year Lease and £5 annual ground rent.

## Council Tax

Tax Band A: £1,421.48

## 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

WA2 7QA

## Possession

Vacant possession upon completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

## Shower Room

8'2" x 4'11" (2.49m x 1.5m)

Three piece suite comprising low level W.C, Pedestal hand wash basin, large walk in shower with Glass panel & tiled walls. Wood effect flooring, central heating radiator and extractor fan.

## First Floor

### Bedroom One

11'3" x 12'9" (3.45m x 3.9m)

PVC Double Glazed window to the front elevation, integrated wardrobes providing hanging and shelving space, ceiling light and chimney breast.

### Bedroom Two

9'2" x 8'2" (2.8m x 2.5m)

PVC Double glazed window to the rear elevation, wood effect flooring, central heating radiator & ceiling light.