



EXCEPTIONAL MID TERRACED PROPERTY I OCCUPYING A CONVENIENT AND POPULAR RESIDENTIAL LOCATION I TWO DOUBLE BEDROOMS I NEWLY RENOVATED DOWNSTAIRS I This well-presented terrace property benefits from well proportioned accommodation over two storeys. The property is situated in a desirable location within walking distance to Warrington town centre and Bank Quay/ Central railway stations. The property also benefits from gas central heating with a new combi boiler and double glazing. The accommodation briefly comprises - too the first floor an entrance hallway, lounge, dining room with feature gas fire, modern fitted kitchen with oven and plumbing for a washing machine. To the first floor there are two double bedrooms, a white three piece bathroom suite with a shower over the bath. Externally there is a courtyard garden with a brick storage shed. AVAILABLE AS SOON AS POSSIBLE

£850 Per Month



Tel: 01925 600 200

Latchford

Envile Street



Accommodation

A well proportioned, two double bedroom mid terraced property, recently updated by the landlord, briefly comprising: Entrance Hallway, Lounge, Dining Room and Kitchen. To the first floor there are two generous double bedrooms and a spacious bathroom. Externally to the rear is a low maintenance courtyard with a useful brick built storage shed.

Entrance Hallway

3' x 12'01 (0.91m x 3.68m)

Accessed via a PVC front door with frosted double glazed panel above, ceiling coving, laminate flooring and central heating radiator.

Lounge

10' x 12'02 (3.05m x 3.71m)

PVC double glazed window to the front elevation, ceiling coving, base level cupboards housing the gas and electricity meters, central heating radiator and laminate flooring.

Dining Room

13'9 x 13'1 (4.19m x 3.99m)

Understairs storage cupboard with shelving, coal effect gas fire, marble inset and raised marble hearth, PVC double glazed window to the rear elevation and central heating radiator.

Kitchen

104 x 7'3 (31.70m x 2.21m)

Range of matching, base, drawer and eye level units, power for automatic washing machine, free standing oven & hob with stainless steel chimney extractor above, fridge/freezer and separate freezer. Ceramic single sink and drainer set in heat resistant roll edge work surface, double glazed window to the rear elevation and PVC door with frosted double glazed panel providing access to the courtyard. Wall mounted boiler and central heating radiator.

Inner Hall

Staircase leading to the first floor.

Landing

16'7 x 2'10 (5.05m x 0.86m)

Loft access and central heating radiator.

Bedroom One

13'5 x 12'2 (4.09m x 3.71m)

PVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

13'1 x 10'8 (3.99m x 3.25m)

Original fireplace, cast iron surround, PVC double glazed window to the rear elevation, central heating radiator and wardrobe providing hanging and shelving space.

Bathroom

10'6 x 7'2 (3.20m x 2.18m)

Panel bath with shower and screen above, half tiled walls, low level WC, pedestal wash hand basin with tiled splashback, vinyl flooring, storage cupboard with shelving providing storage, PVC double glazed frosted window to the rear elevation and central heating radiator.

Outside

Low maintenance courtyard with flower beds and a brick built storage shed.

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.

Local Authority

Warrington Borough Council.

Postcode

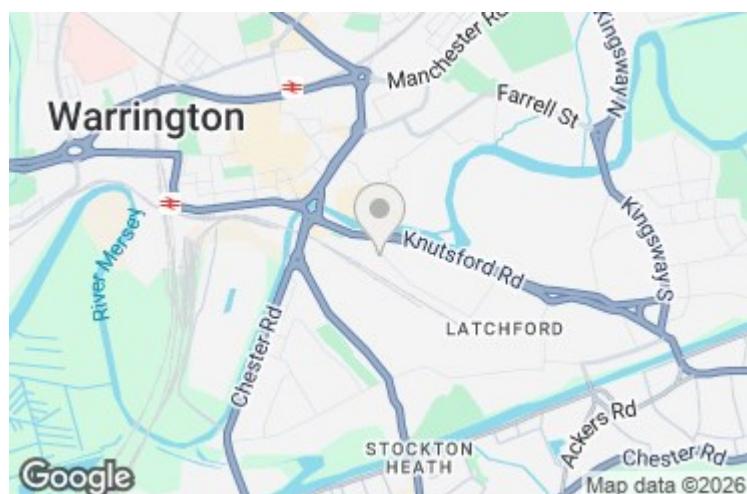
WA4 1BP

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. Government guidelines must be followed on the viewing. Face masks to be worn - Gloves to be worn - No more than two adults from one household permitted to view. - No children permitted to view. - Video Tours shall need to be viewed prior to a physical viewing. - Disclosure of any member within your household showing symptoms of self isolating in connection with Covid 19.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL AREA: APPROX. 85.2 SQ. METRES (916.9 SQ. FEET)