



22 Jackson Street  
Burtonwood, WA5 4HN

Offers In The Region Of  
£124,950

PERIOD MID TERRACE, IN NEED OF MODERNISATION, THROUGH LOUNGE/DINER, FREEHOLD TITLE, WALKING DISTANCE TO SHOPS, PERFECT FIRST HOME OR BTL, CENTRAL HEATING, ON ROAD PARKING, NO CHAIN, REAR COURTYARD.

Nestled in the popular area of Burtonwood, Warrington, this bay fronted terraced house on Jackson Street offers a perfect blend of size and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home that they can put their own mark on.

Upon entering, you are welcomed into a spacious reception room that provides a great open plan space.

The property features a functional bathroom and a fitted kitchen.

Located in a friendly neighbourhood, this home benefits from local amenities and transport links, making it easy to access the wider Warrington area and beyond. The surrounding community is known for its welcoming spirit, offering a sense of belonging for residents.

**ENTRANCE VESTIBULE**

UPVC double glazed front door and hardwood door.

**LOUNGE/DINER**

Hardwood bay window to the front elevation, UPVC double glazed window to the rear elevation, two central heating radiators and open tread staircase to the first floor.



**KITCHEN**

Fitted kitchen with a range of wall and base mounted cupboards, ceramic worksurface, tiled splashback, stainless steel gas hob with extractor over and electric oven, stainless steel sink and drainer unit with mixer tap, UPVC double glazed window to the side elevation and tiled flooring.

**LANDING**

Central heating radiator.

**BEDROOM ONE**

UPVC double glazed window to the front elevation, fitted sliding wardrobes and central heating radiator.



**BEDROOM TWO**

UPVC double glazed window to the rear elevation and central heating radiator.



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**BATHROOM**

UPVC double glazed window to the rear elevation, panelled bath with electric shower over, low level WC, vanity sink unit, central heating radiator, half tiled walls and vinyl flooring.



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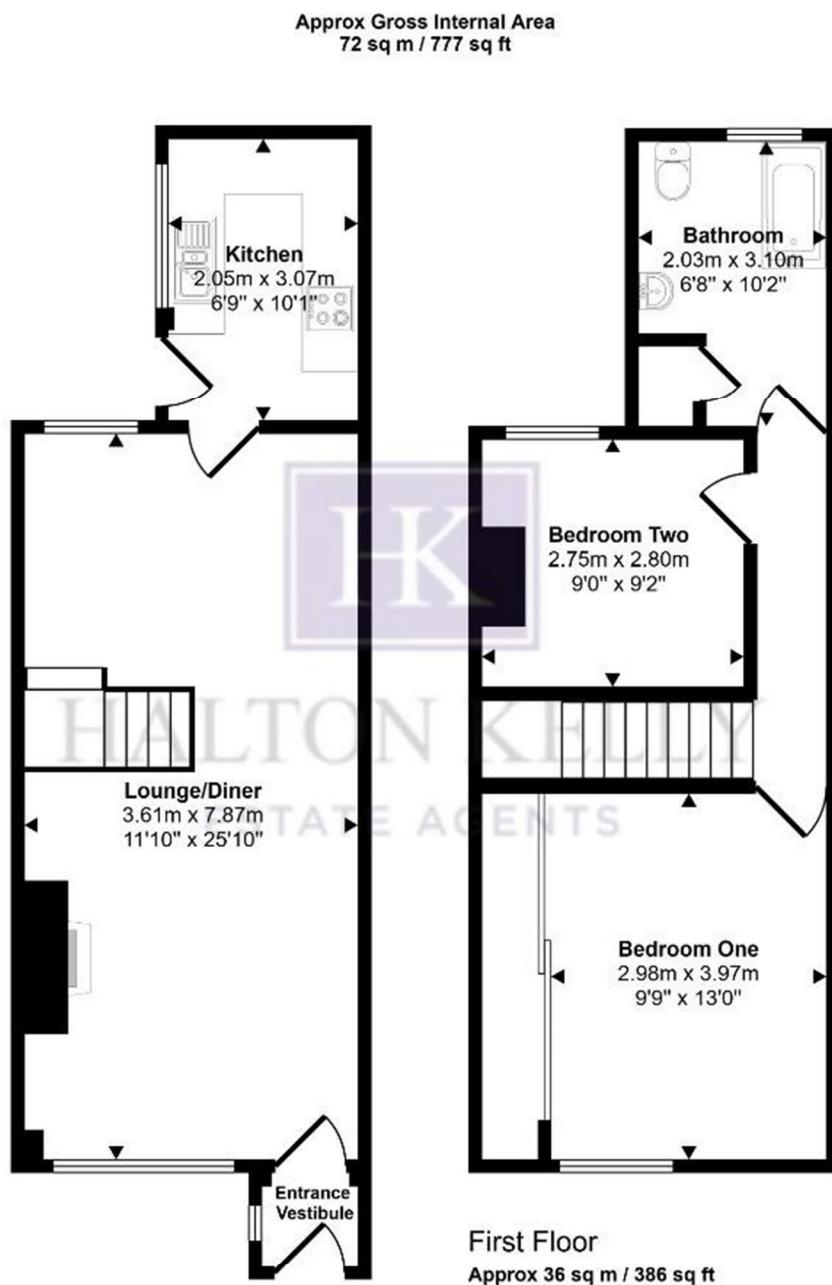
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**COURTYARD**

Enclosed low maintenance, walled courtyard with gate.

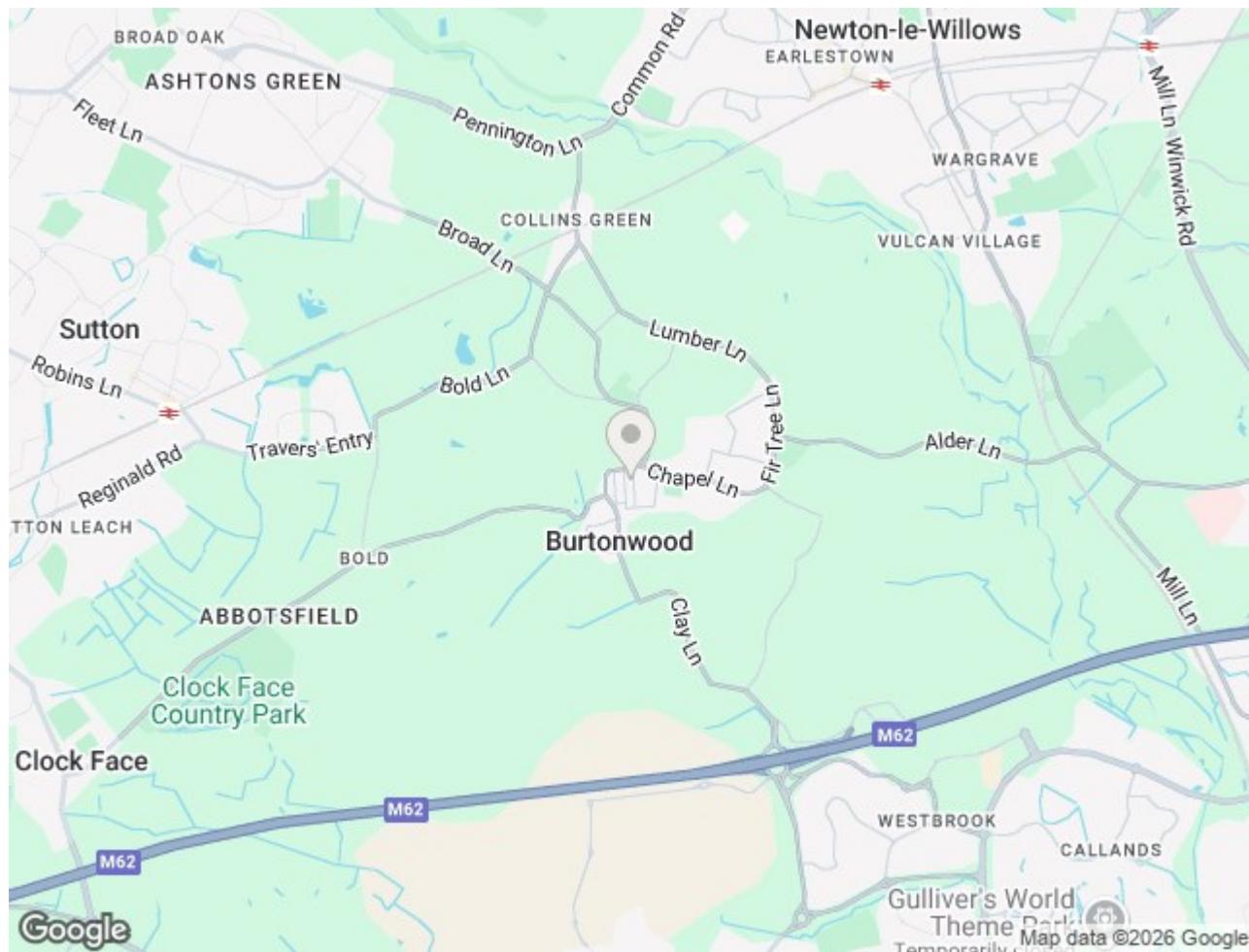
**OUTSIDE**

Paved front garden, with dwarf fencing and gate. Parking is on the road.

**Ground Floor**

Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



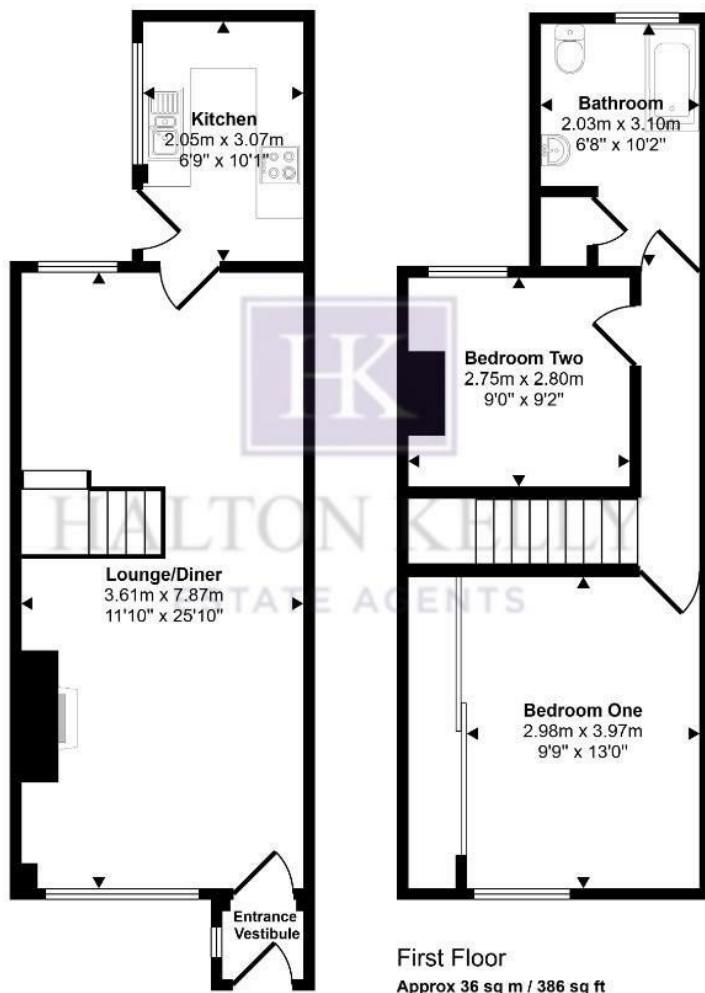
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

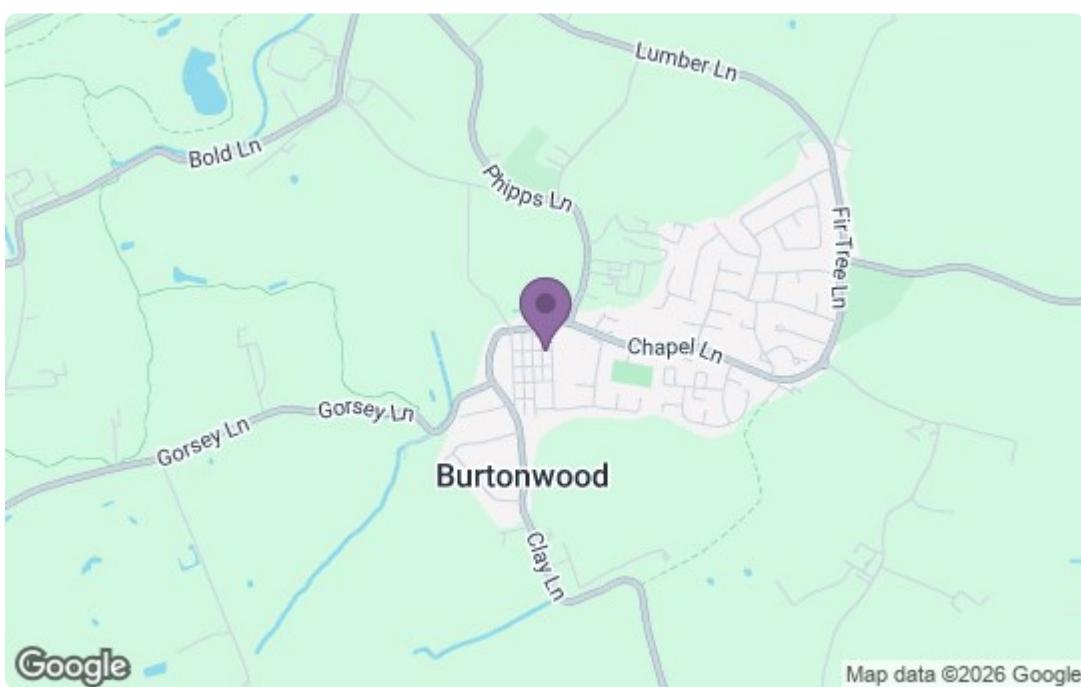
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
72 sq m / 777 sq ft



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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.