



18 Cowdell Street
Warrington, WA2 7PP

Offers Around
£129,950

MID Terrace, NO ONWARD Chain, IDEAL FIRST Purchase Opportunity, LOTS of Potential, TWO Well-Proportioned Bedrooms, UPSTAIRS SHOWER, SUN-TRAP Garden, ON STREET parking, QUIET Residential area,

Halton Kelly are delighted to offer for purchase this good sized two bedroom mid Terrace property in a popular postcode within 0.5 miles of the Town Centre, train station and many other local amenities. An ideal property for a first purchase or buy to let investment, this house has plenty of potential for a new owner to quickly put their own stamp on it. Briefly comprising, Lounge with under stairs storage, Kitchen/Diner patio doors which we are advised are westerly facing into the garden, Landing, two Bedrooms and a three piece Shower Suite. To the front of the property there is on road parking and to the rear is a good sized, low maintenance sun trap garden with brick walled boundary and rear gate.

We are informed by our vendor client the property has a 999 year Lease from 1911 and a Ground Rent payment of £1.96 per annum.

Please contact Halton Kelly for further information and accompanied viewing arrangements.

LOUNGE

11'7 x 13'4 (3.35m'2.13m x 3.96m'1.22m)
Through front entrance door into the Lounge, access to stairwell, under stairs storage cupboard and electric fire to surround.



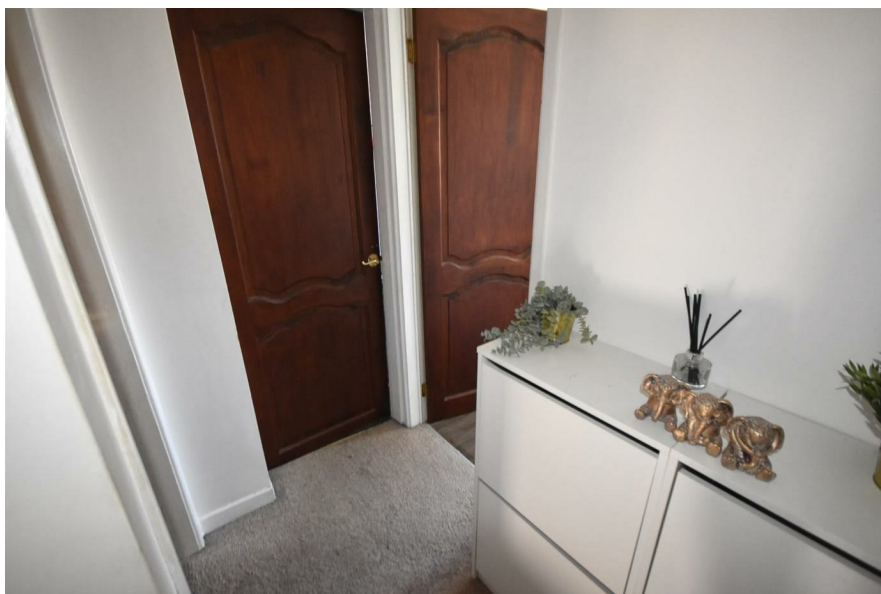
KITCHEN

15'6 x 10'3 (4.57m'1.83m x 3.05m'0.91m)
Fitted wall and base units with solid oak work tops, four ring electric hob, integral oven, plumbing for washing machine, part tiled wall, access to Glow worm boiler, dual ceramic sink and double opening doors to the rear garden.



LANDING

Access to part boarded loft.



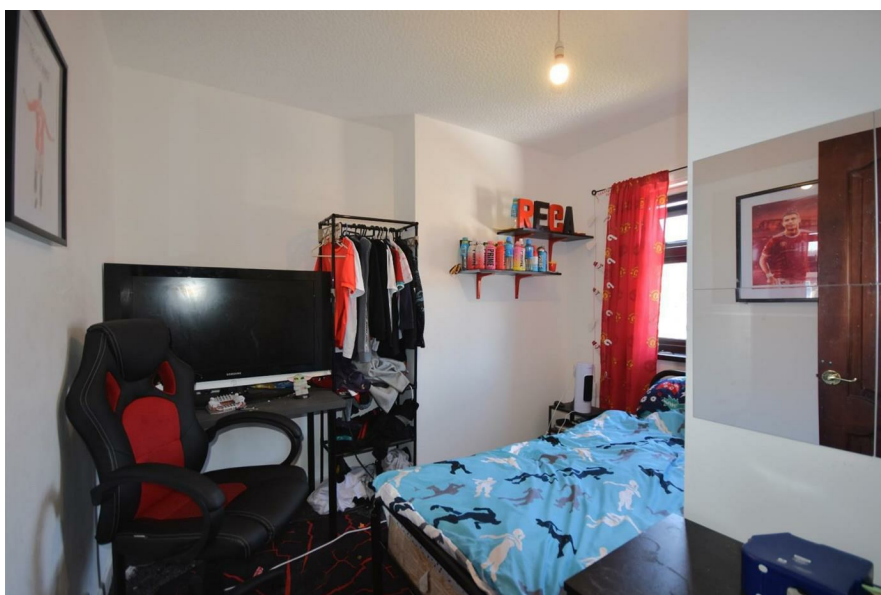
BEDROOM ONE

11'6 x 12'6 (3.35m'1.83m x 3.66m'1.83m)
Double bedroom to front elevation and
double integral wardrobe.



BEDROOM TWO

9'5 x 9'9 (2.74m'1.52m x 2.74m'2.74m)
A good sized L shaped bedroom to rear
elevation with an integral cupboard
housing water tank.



SHOWER SUITE

Three piece suite shower suite with part tiled wall and corner shower.



GARDEN

Lovely sun trap rear garden with brick wall boundary, patio area, outside tap and rear gate.



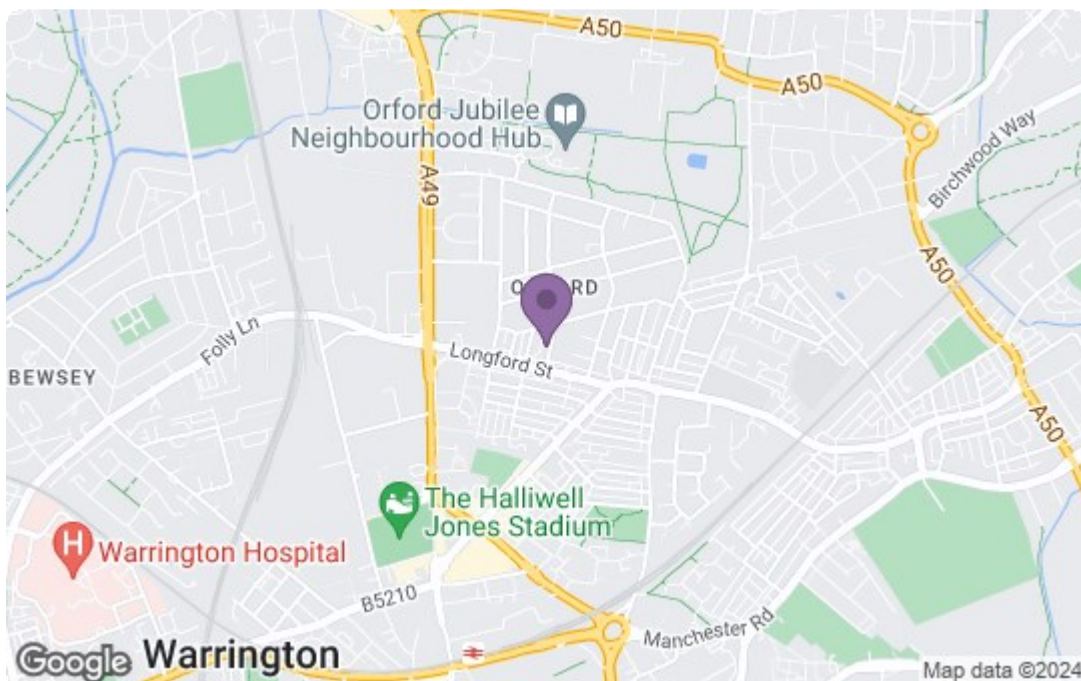


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's 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.