



32 New Road
Latchford, Warrington WA4 1BY

Offers Around
£136,500

Mid TERRACE House. THREE Bedrooms. In need of UPDATING. TENURE TBC. Double Glazing. VACANT Possession. LARGE Kitchen/Diner. Ground Floor W.C. EASY WALK to Town Centre. IDEAL Buy To Let.

Halton Kelly offer for purchase this three bedroom mid Terrace house. In need of modernisation, it is ideally located within walking distance of Warrington Town Centre, Railway Stations and would suit a Buy To Let Investor or a First Time Buyer.

Briefly comprising Porch, Entrance Hall, Ground Floor W.C., large Kitchen/Diner, Lounge with sliding patio doors, Landing, Three Bedrooms and Bathroom. Property is Double Glazed and has Gas Fired Central Heating.

Outside to the front the property has privacy from a well kept hedge, parking is close by. The maintenance free rear yard is flagged and there is an access gate.

Currently we are waiting for the Tenure to be confirmed.

PLEASE NOTE: THIS IS A 'DOER UPPER'.

Please call Halton Kelly for accompanied viewings.

PORCH

Meter cupboards.



ENTRANCE HALL

Through Entrance Hall with under stairs recess and storage cupboard.



GROUND FLOOR W.C.

Two piece W.C. suite.

KITCHEN/DINER

16'6 x 10'7 maximum (5.03m x 3.23m maximum)

A great sized Kitchen/Diner.



LOUNGE

17'6 x 10'4 (5.33m x 3.15m)

A good sized Lounge at the rear of the property.



LANDING



BEDROOM ONE

14'5 x 11'2 maximum (4.39m x 3.40m maximum)
Double Bedroom with walk-in closet.



BEDROOM TWO

12'6 x 10'7 (3.81m x 3.23m)
Double Bedroom.



BEDROOM THREE

9'5 x 6'6 (2.87m x 1.98m)



BATHROOM

A three piece Bathroom Suite that, in all honesty would benefit from being replaced.



YARD

Maintenance free rear Yard with access gate.



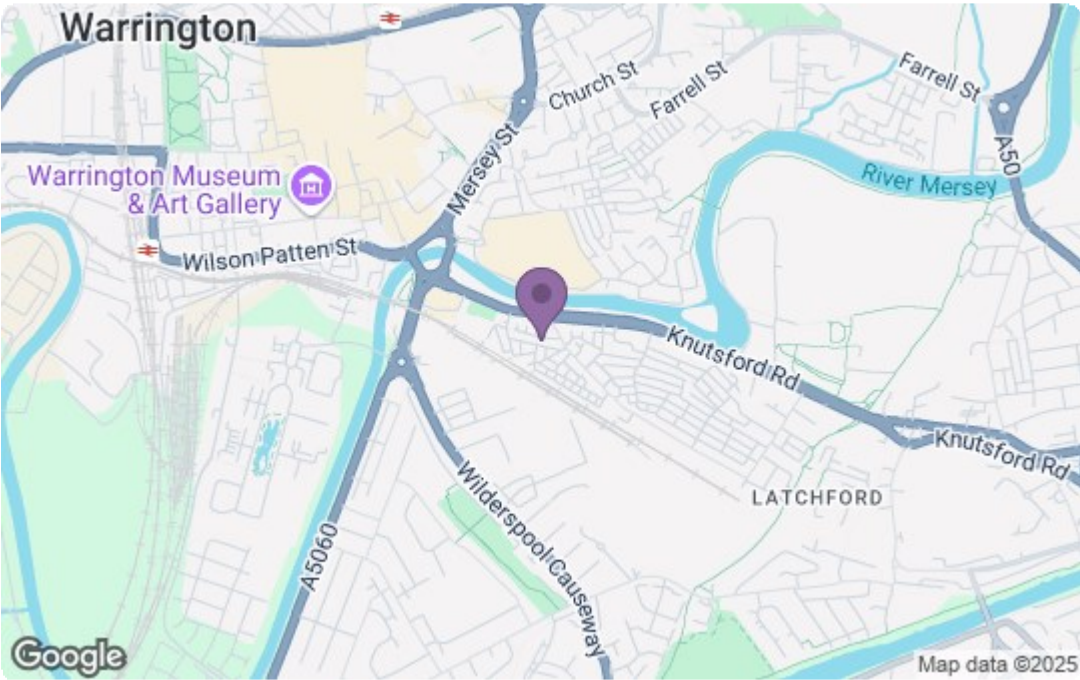


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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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.