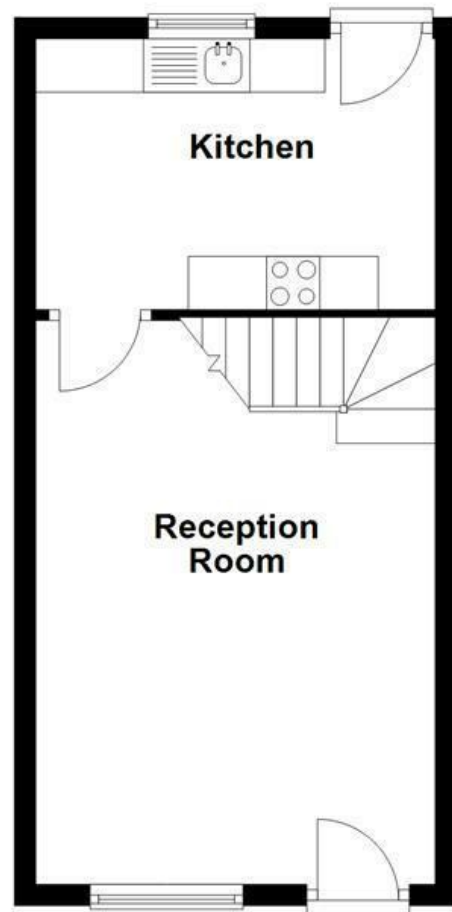
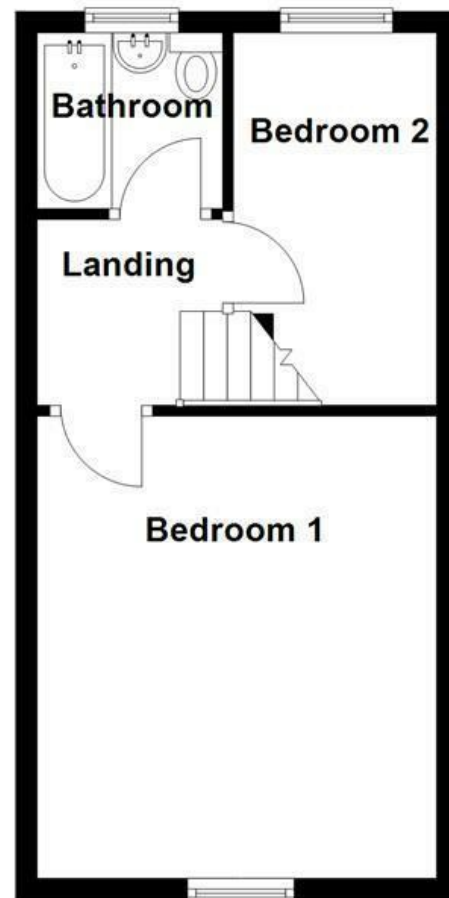


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Warrington Road, Abram, WN2 5QY

£90,000

A FANTASTIC, GARDEN FRONTED MID TERRACED PROPERTY

With spacious rooms, neutral decoration and generously sized garden to the rear, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Abram. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Wigan, Bolton and major motorway links. A complete blank canvas, this property is the perfect home for any small family or couple to put their own stamp on! The property, once updated, has the potential to be the perfect first time home or rental investment truly not to be missed!

The property comprises briefly; a welcoming and spacious reception room leads through to a kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. Externally there is a garden to the rear with paving and laid to lawn areas, as well as garden to the front.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

Warrington Road, Abram, WN2 5QY

£90,000



- Fantastic Mid Terraced Property
- Neutral Decoration
- On Street Parking
- Leasehold
- Two Bedrooms
- Bursting With Potential
- EPC Rating C
- Impressive Garden Space
- Spacious Rooms
- Council Tax Band A

Ground Floor

Entrance

Hardwood door to reception room one.

Reception Room One

17'5 x 12'4 (5.31m x 3.76m)

UPVC double glazed window, central heating radiator, meter cupboard, television point, wood effect laminate flooring, door to the kitchen and staircase to the first floor.

Kitchen

12'4 x 8'4 (3.76m x 2.54m)

Two UPVC double glazed windows, central heating radiator, a range of grey wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with traditional taps, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, Baxi boiler, wood effect laminate flooring, hardwood door to the rear.

First Floor

Landing

5'11 x 5'8 (1.80m x 1.73m)

Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14'3 x 12'4 (4.34m x 3.76m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11'6 x 6'3 (3.51m x 1.91m)

UPVC double glazed window, central heating radiator.

Bathroom

5'11 x 5'4 (1.80m x 1.63m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with traditional taps, tiled elevations, extractor fan, wood effect lino flooring.

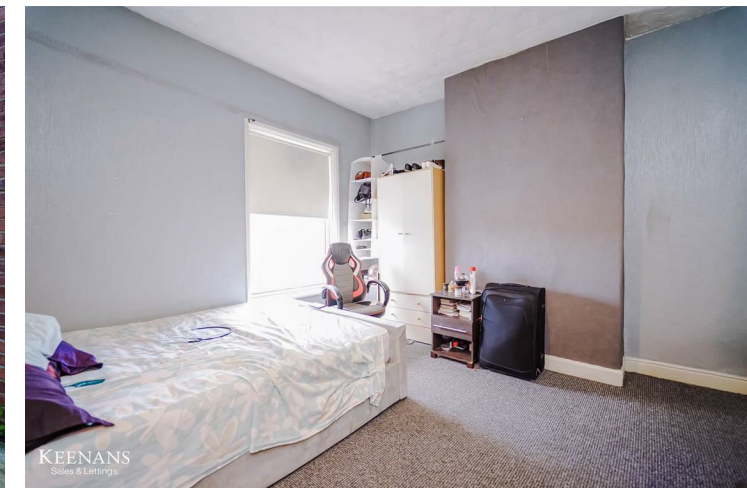
External

Front

An enclosed garden with paved areas.

Rear

Enclosed garden with laid to lawn areas.



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