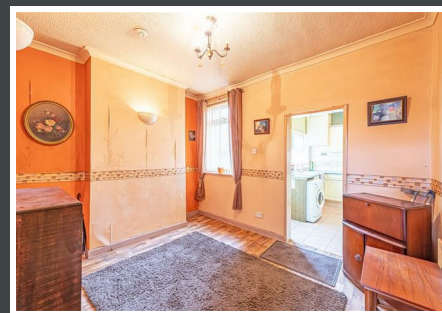
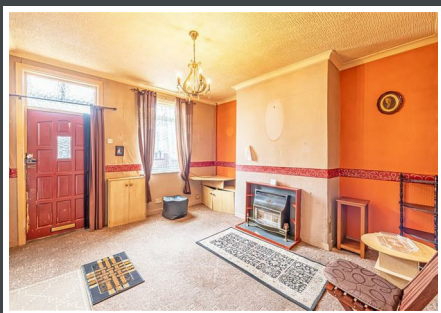




# Jackson Street, Burtonwood Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Two Reception Rooms
- Great Location
- Good Motorway Links
- Investment Opportunity
- Close to Amenities
- Ideal for Renovation
- First Time Buyers
- Rear Yard
- Double Bedrooms

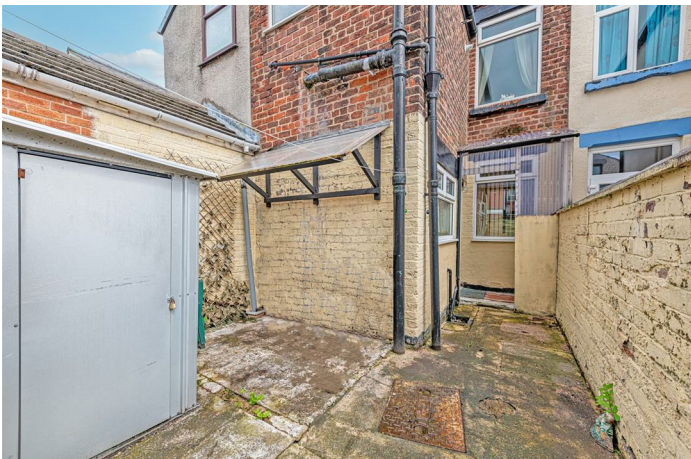
## DESCRIPTION

With no onward chain we present this two bedroom mid-terrace property located in Burtonwood. The property provides the perfect opportunity to create a modern family home and is ideal for first time buyers or investors alike.

Entry into the home is directly into the lounge. The ground floor comprises of a spacious lounge, as a through dining room providing ample under stairs storage. To the rear is a galley style kitchen with access to the rear garden. To the first floor, there are two double bedrooms and a family bathroom.

## EXTERNAL

This property enjoys a good size yard with rear gates access and on street parking is available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.02m x 3.75m Lounge
- 3.77m x 3.75m Dining Room
- 3.14m x 2.13m Kitchen

### FIRST FLOOR

- Landing
- 4.02m x 3.75m Bedroom One
- 2.88m x 2.85m Bedroom Two
- 3.14m x 2.13m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

## LOCATION

Burtonwood was a chapelry in the ancient parish of Warrington, in the West Derby Hundred of Lancashire. It was later created a civil parish and was part of the Warrington Poor Law Union and then the Warrington Rural District. By 1974 the village of Burtonwood became part of Warrington District and is now part of the Warrington Unitary Authority. It is still a civil parish (now named Burtonwood and Westbrook) and thus has its own parish council. Burtonwood's population rose from 990 in 1861 to 2,408 in 1911 as the mining and brewing industries grew. The village of Burtonwood saw its greatest increase in housing and population post 1945 when the locally named 'miners estate' was built and vast numbers of people took employment in the collieries of Bold and Clockface both in the neighbouring Parish of Bold in St Helens.

## DISTANCES

- The Club - Burtonwood 2 minute walk
  - Gemini Retail Park 8 minute drive
  - Warrington Town Centre 6 miles
  - Manchester Airport 22 miles via M56
  - Manchester City Centre 22 miles via M56
  - Liverpool City Centre 17 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** A

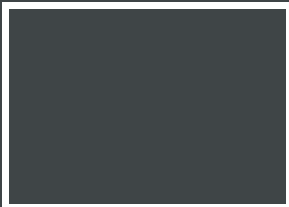
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



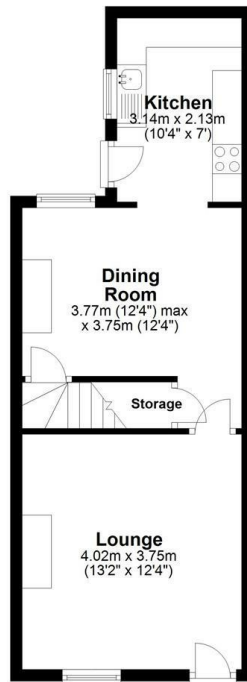


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

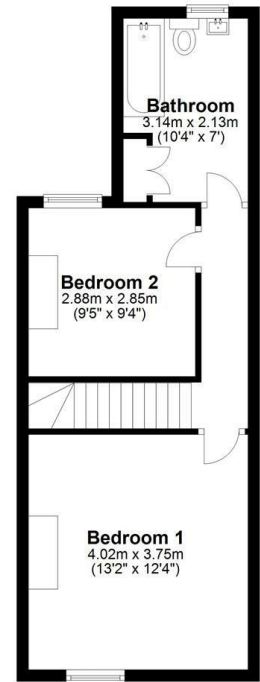
### Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 73.0 sq. metres (785.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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