



## 30 May Street Warrington

£140,000

Freehold

Mistoria Estate Agents are pleased to bring to the market this three bed mid terraced property nestled in the heart of Golborne, Warrington, this well-located three-bedroom mid-terraced house presents an excellent opportunity for both investors and families alike. Currently utilised as an investment property, this charming home is offered with no onward chain, ensuring a smooth transition for prospective buyers.

Upon entering, you are greeted by a welcoming lounge that provides a comfortable space for relaxation and socialising. The property boasts a spacious kitchen-diner, perfect for family meals and entertaining guests. This area is designed to be both functional and inviting, making it the heart of the home.

The three bedrooms are well-proportioned, offering ample space for rest and personalisation. The family bathroom is conveniently located, catering to the needs of the household with ease.



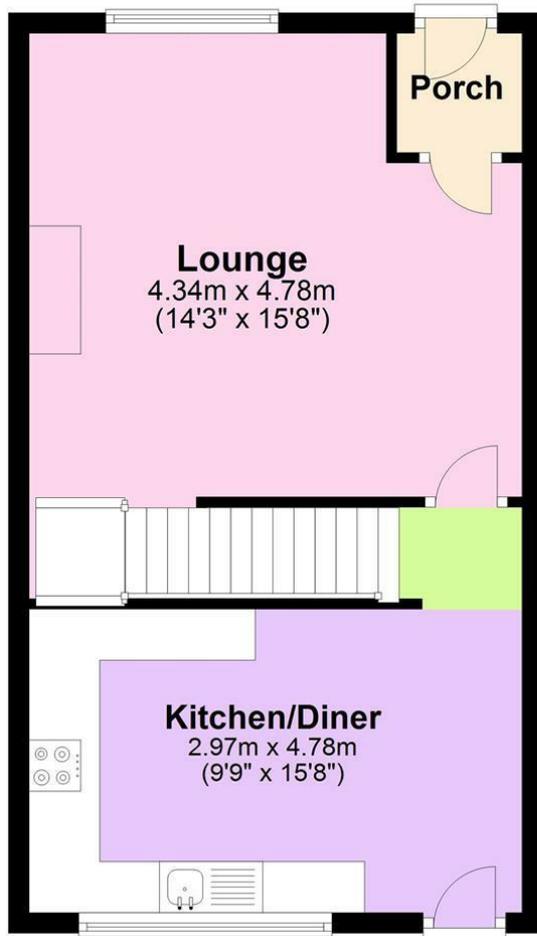
- WELL LOCATED THREE BED MID TERRACED PROPERTY. • LOUNGE, KITCHEN DINER. REAR YARD. • USED AS AN INVESTMENT PROPERTY, NO CHAIN & VACANT POSSESSION.



- THREE BEDROOMS & FAMILY BATHROOM.
- UPVC WINDOWS & GCH.
- NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS.
- CALL MISTORIA ESTATE AGENTS TODAY TO BOOK YOUR VIEWING!!!!



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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