



MISTORIA
ESTATE AGENTS



**37 Samuel Street,
Warrington, WA5 1BB,**

£140,000

Freehold

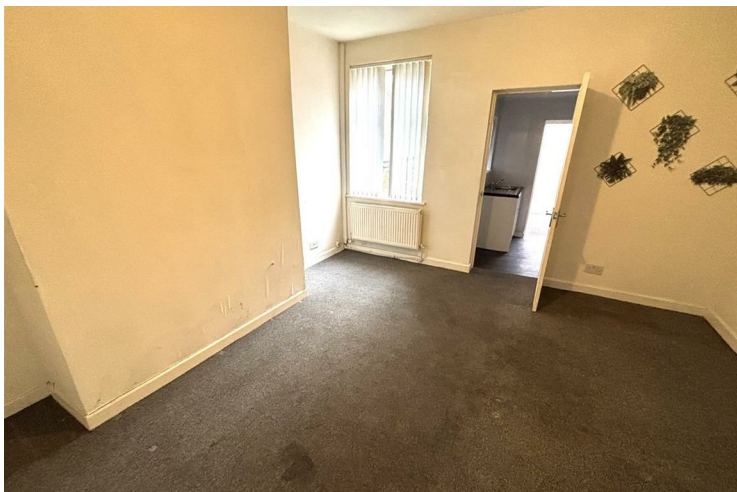
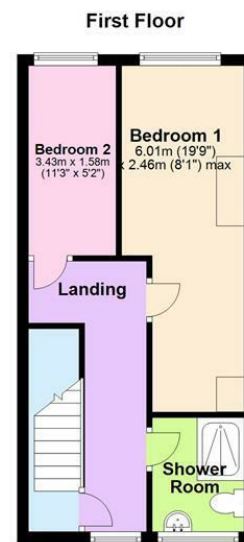
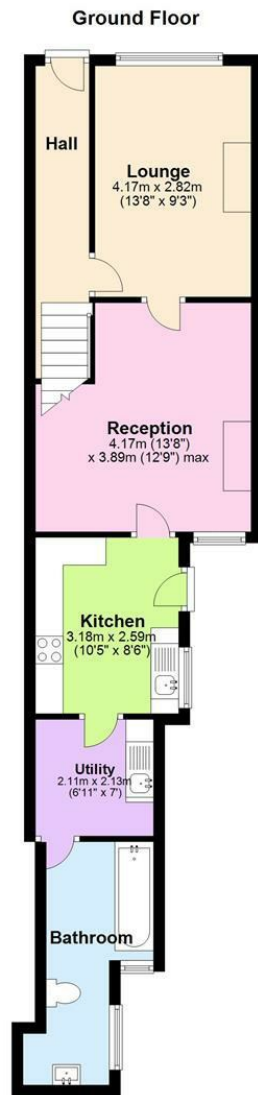


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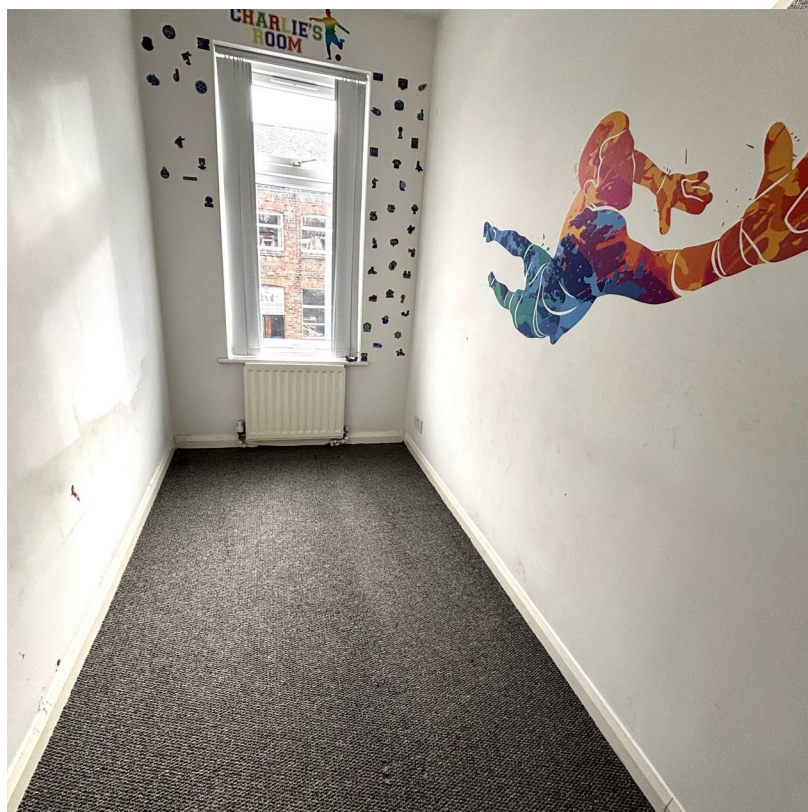
- WELL LOCATED TWO BEDROOM, TWO BATH MID TERRACED PROPERTY
- USED AS AN INVESTMENT PROPERTY.
- TWO RECEPTION ROOMS, KITCHEN, UTILITY.
- UPVC DG & GCH. FAMILY BATHROOM & SHOWER ROOM.
- NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS.



- WELL LOCATED TWO BEDROOM MID TERRACED PROPERTY. • AVAILABLE TO INVESTORS AS CURRENTLY USED AS A BUY TO LET. • TWO RECEPTION ROOMS, TWO BATHROOMS. • UTILITY ROOM, UPVC DG & GC. • NEAR LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS.




• QUIET LOCATION, REAR YARD NICE ASPECT. • PROPERTY IUS BEING SOLD WITH NOCHAIN!!!! • CALL MISTORIA ESTATE AGENTS TODAY FOR YOUR VIEWING.





Energy Efficiency Rating

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



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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