

Armstrong Close, Warrington, WA3 6DJ
£160,000



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Council Tax Band: A

An opportunity has arisen to acquire this well presented two-bedroom terraced property situated within popular and sought after location of Locking Stumps, Warrington.

The deceptively spacious internal accommodation comprises entrance porch, lounge/dining room, modern fitted kitchen and UPVC conservatory to the ground floor. On the first floor you will find two double bedrooms and a bathroom. Outside off the conservatory you will find a low maintenance paved rear garden which is fully enclosed with gated rear pedestrian access.

Additionally, the property benefits from uPVC double glazing, gas central heating system, garden to both front and rear, plus a garage.

The property is ideally located for Birchwood Business Park. There is a local supermarket in Locking Stumps which caters for most day-to-day necessities, whilst the Birchwood Centre nearby offers a wider range of shopping facilities and other amenities, and the Birchwood Railway Station is a 10-minute walk from the property.

Entrance Vestibule

uPVC Front Door, uPVC Double Glazed Window, Amtico Flooring, Electric/Gas Meter Cupboard.

Lounge/Dining

11'10" x 19'9"

Attractive feature fireplace, Two Radiators, Amtico Flooring, spacious Under Stairs Store Cupboard.

Kitchen

11'8" x 7'10"

Modern range of wall and base units incorporating work surfaces, single grainer sink unit with mixer tap, built in oven, hob and hood, built in dishwasher, washing machine, fridge, tiled flooring, gas central heating combi boiler, uPVC double glazed door to conservatory/garden room.

Conservatory / Garden Room

9'8" x 8'5"

uPVC double glazed units and door to paved rear garden, tiled flooring, Edwardian style with metro-lite tile roof.

Upstairs Landing

Access to part boarded loft and storage, pull down loft ladder.

Bedroom One

11'8" x 11'1"

uPVC double glazed window, Radiator, Fitted Cupboards.

Bedroom Two

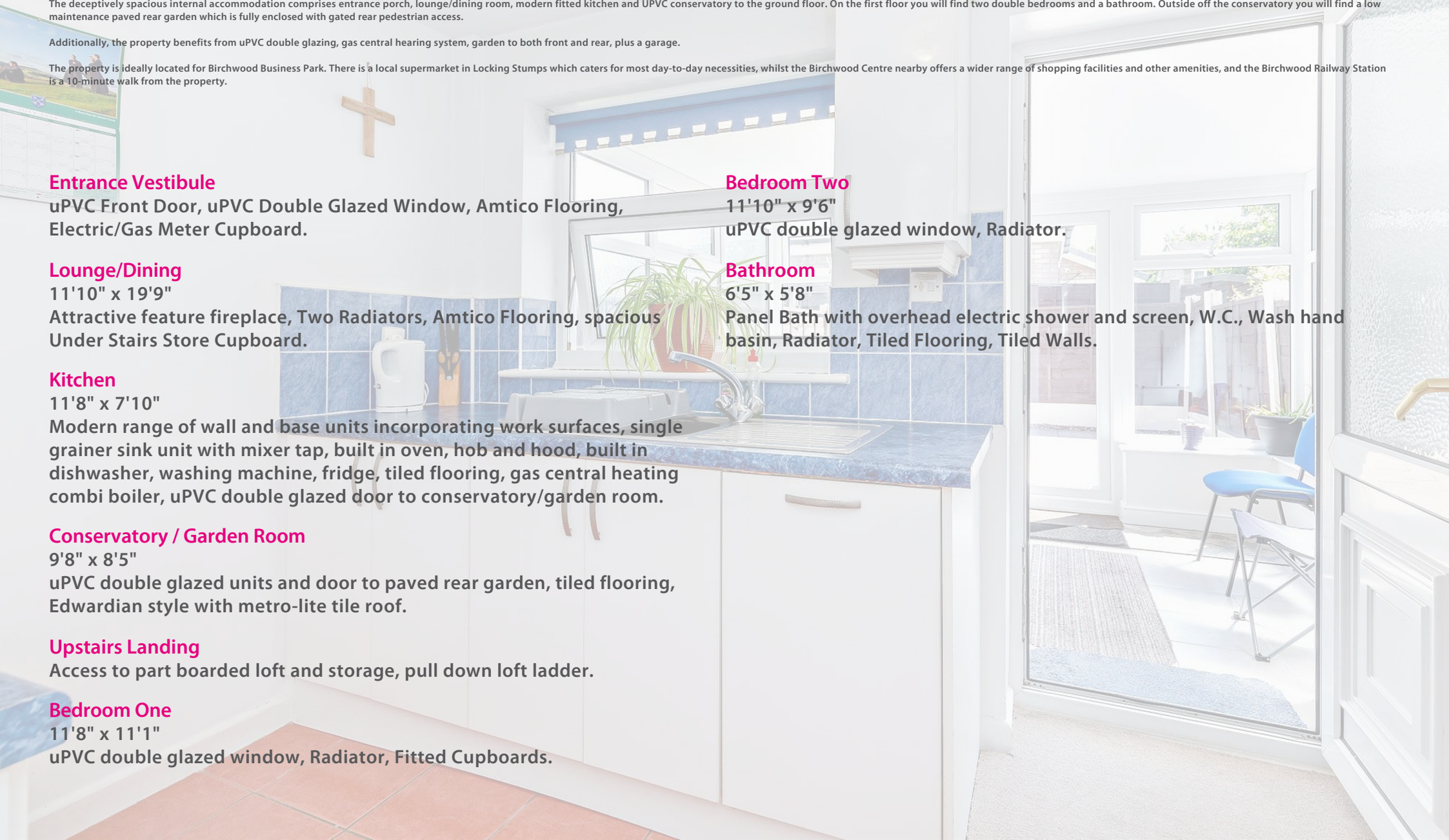
11'10" x 9'6"

uPVC double glazed window, Radiator.

Bathroom

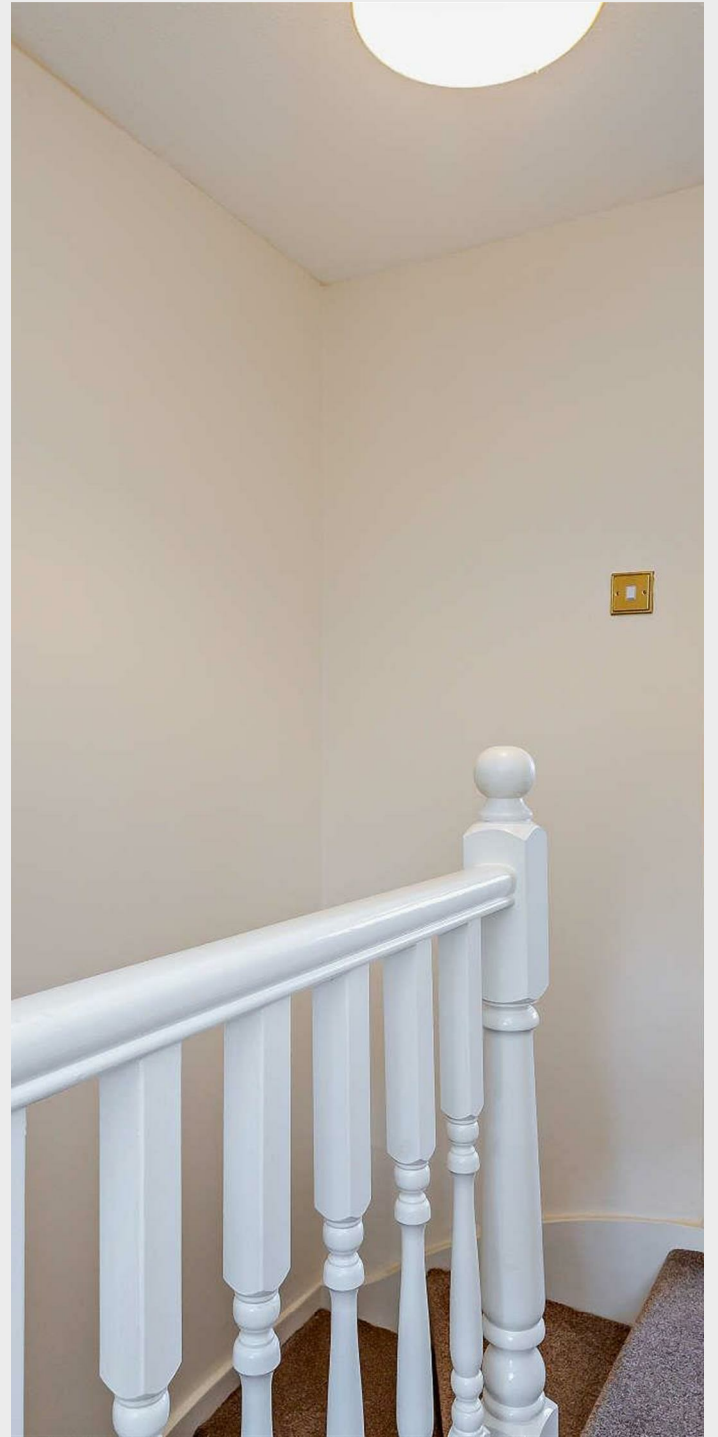
6'5" x 5'8"

Panel Bath with overhead electric shower and screen, W.C., Wash hand basin, Radiator, Tiled Flooring, Tiled Walls.

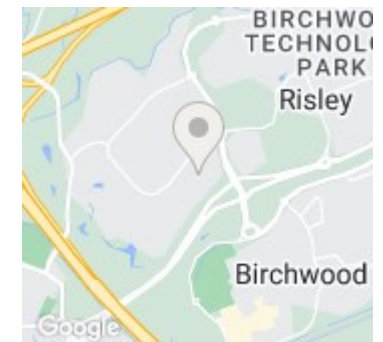
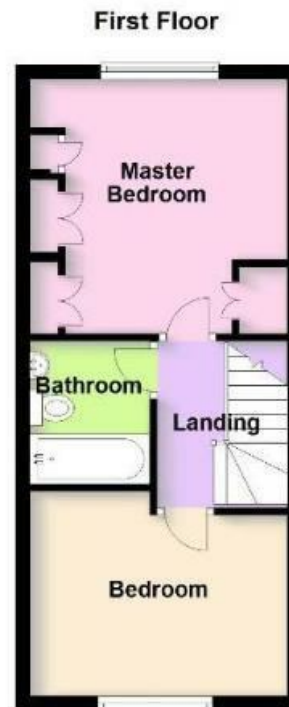








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	