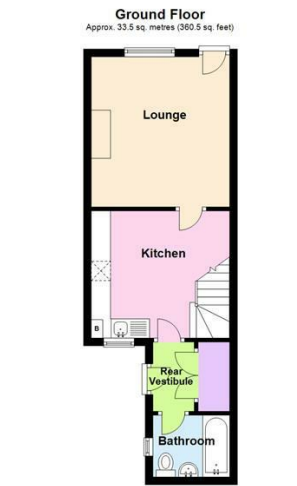


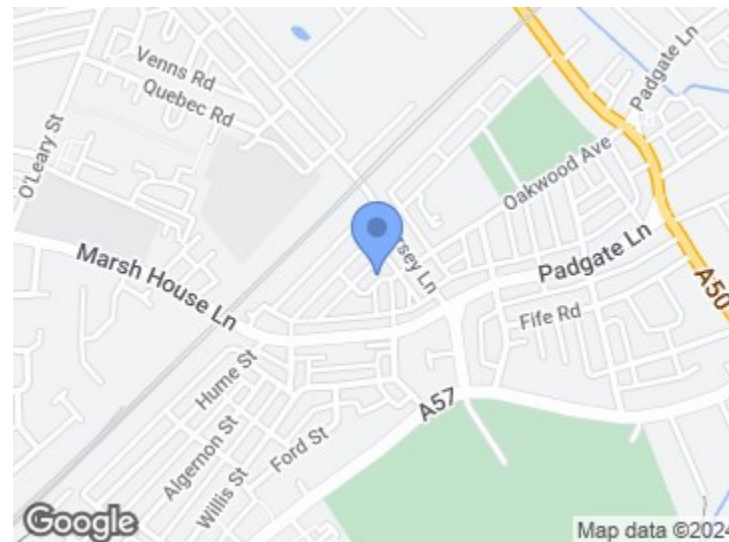
# Warrington

## Location

Located in the heart of Warrington, Hazel Street offers easy access to a range of local shops, restaurants, and transport links, making it a prime location for those seeking both convenience and a sense of community.



Total area: approx. 59.8 sq. metres (643.5 sq. feet)



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 60                       | 80        | D  | A         |

Energy Efficiency Rating: 60 (Current), 80 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: D (Current), A (Potential).



TRADITIONAL TWO BEDROOM TERRACE | RECENTLY UPGRADED CENTRAL HEATING | REAR COURTYARD | CLOSE TO LOCAL AMENITIES | IDEAL FIRST TIME BUYER OPPORTUNITY | NO CHAIN. This sympathetically maintained mid-terrace property offers accommodation over two floors: The ground floor comprises a lounge, dining kitchen, rear vestibule and a bathroom whilst the first floor presents two well proportioned double bedrooms. The property benefits from a modern combination boiler, central heating and double glazing.

# Warrington Hazel Street



## Accommodation

Sympathetically maintained two bedroom terraced property with recently upgraded central heating, in an ideal location close to local amenities. The property features good proportions over two floors, comprising Lounge with feature fireplace, Dining Kitchen with appliances, rear vestibule and ground floor bathroom. The first floor provides two good size double bedrooms, the main bedroom hosting integrated furniture. The property is warmed by central heating and double glazing. Outside there is a rear courtyard and gated access to a service road.

## Lounge

12'9" x 11'9" (3.9m x 3.6m)  
Double Glazed window to the front elevation, frosted PVC Front door, feature gas fire, central heating radiator and ceiling coving.

## Dining Kitchen

11'9" x 10'9" (3.6m x 3.3m)  
The dining kitchen features a range of matching eye and base level units complimented with a roll-top laminated worksurface. There is a tiled splashback, stainless steel one and a half bowl sink & drainer with a Chrome hot & cold mixer tap. Double glazed window to the rear elevation, central heating & boiler cupboard housing a 'Glow Worm' Combi boiler.

## Rear Vestibule

3'6" x 2'7" (1.07m x 0.8m)  
Frosted door to the rear elevation and storage cupboard.

## Family Bathroom

6'2" x 5'2" (1.9m x 1.6m)  
Double Glazed window to the side elevation, tiled walls, low level W.C, Pedestal hand wash basin with Chrome hot & cold mixer tap, Bath with Chrome hot & cold taps and assistance rail. Electronic wall mounted shower unit and ceiling light.

## First Floor

Stairs lead to the first floor



## Bedroom One

12'9" x 10'5" (3.9m x 3.2m)  
Double glazed window to the front elevation, ceiling light, vertical central heating radiator, a range of built in wardrobes providing hanging and shelving space and built in chest of drawers.

## Bedroom Two

10'9" x 8'10" (3.3m x 2.7m)  
Double glazed window to the rear elevation, ceiling light, central heating radiator and ceiling light.

## Outside

The property enjoys a low maintenance rear courtyard with gated access onto a service road for Bin collection.

## Tenure

Leasehold with a term of 997 years dated 28th October 1905.

## Council Tax

Band A: £1,421.48 as of 2023/2024

## Local Authority

Warrington Borough Council

## Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA1 3PY

## Possession

No Chain: Vacant possession upon completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.