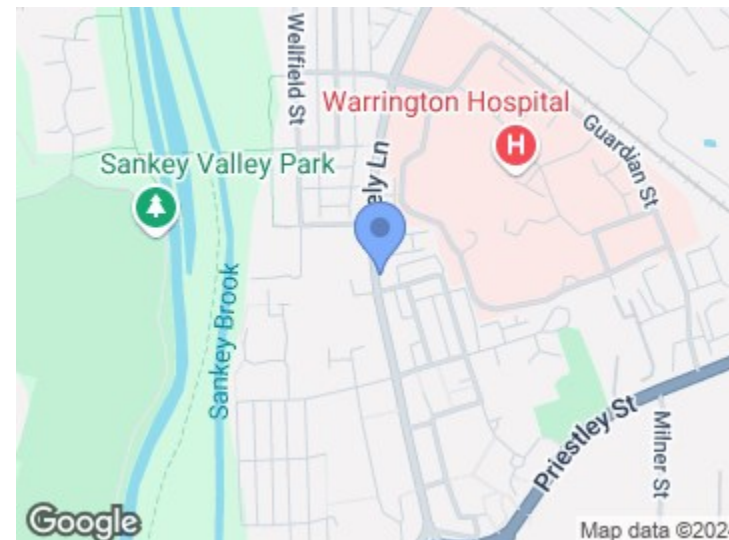


# Warrington



## Location

Occupying a popular residential location this traditional mid-terrace property is ideal for Warrington Hospital and transport links. Bank Quay and Warrington Central Train stations are within walking distance along with bus routes just a short walk from the property. For comprehensive shopping needs Warrington town is within close proximity and hosts a larger selection of retail outlets, restaurants, bars, banks and building societies. Further to the area there are a selection of schools catering for all ages with highly regarded reputations. The M6/M56 motorway networks are also readily accessible together with access to both Manchester and Liverpool airports.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

RE-MODELLED 'HMO' ACHEIVING CIRCA £1,800 PCM | CLOSE PROXIMITY TO WARRINGTON HOSPITAL | TRADITIONAL FEATURES | OFF ROAD PARKING | COMMUNAL DINING AREA & KITCHEN | TWO BATHROOMS | 'HMO' COMPLIANT This traditional garden fronted mid-terrace property retains original features and presents four bedrooms with two separate bathrooms, a communal dining room, Kitchen and separate utility room. There is off road parking to the rear along with a low maintenance rear yard. Ideal buy to let, or conversion to residential.

£195,000

# Warrington

## Lovely Lane



### Accommodation

'House of Multiple Occupancy' achieving circa £1700pcm. The property retains original cornices, ceiling covings, deep skirting boards and traditional fireplaces in each bedroom. The property has recently had new PVC Windows throughout, along with updated central heating. The property features four bedrooms, two bathrooms, communal dining room and communal kitchen. There are two parking spaces to the rear and a separate utility / washing room. The property has been improved by the current owners to include four double bedrooms, each with traditional feature fireplaces, ceiling covings and hard standing flooring. The property offers an ideal opportunity for any investor or could be converted back to a traditional residential property.

### Entrance Hallway

12'1" x 4'11" (3.7m x 1.5m)  
Frosted and panelled front door opening onto grey Laminate flooring, original corbels, ceiling coving and deep skirting boards. 'LPCB' Fire control unit, original doorframes, central heating radiator and access to: Bedroom one, bedroom two, inner hallway leading to the dining room and Kitchen.

### Bedroom Three

12'1" x 11'5" (3.7m x 3.5m)  
Feature bay window with PVC Windows to the front elevation, grey laminate flooring, ceiling covings, traditional fireplace and surround, central heating radiator, television point and internet point.

### Bedroom Four / Dining Room

14'4" x 8'10" (4.38m x 2.7m)  
Grey laminate flooring, PVC Window to the rear elevation, traditional fireplace and surround, central heating radiator, ceiling coving, television point.

### Morning Room

11'6" x 8'1" (3.52m x 2.48m)  
Access to understairs storage, grey laminate flooring, Large PVC window to the side elevation, breakfast bar with roll top laminated worksurface, access to the Kitchen:

### Kitchen

8'0" x 7'1" (2.45m x 2.18m)  
Grey laminate flooring leads to the Kitchen, with a range of eye and base level units with laminated worksurfaces and integrated appliances; four ring gas hob with oven below, stainless steel one and a half bowl sink with drainer. PVC Door to the rear elevation.



### Shower Room Two / Previous Bedroom

8'2" x 7'10" (2.5m x 2.4m)  
To the rear of the property, shower room Two comprises grey laminate wood effect flooring, PVC Frosted window to the rear elevation, three piece shower suite with low level W.C, hand wash basin and corner shower cubicle. Shower room two was previously a bedroom and could be converted back.

### Outside

The property forms part of 'Lynton Terrace' and is approached via low level brick wall and garden frontage, with paved walkway and low maintenance block paved front garden.

The rear of the property is flagged and has a golden gravel driveway; there are two parking spaces to the rear of the property for residents. There is an external washing room with 'Glow Worm' combi-boiler, space for washer, dryer,

### Tenure

Advised Freehold

### Council Tax

Band 'B' £1658.39 (2024/2025)

### 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

WA5 1TZ

### Possession

Vacant possession upon completion.

### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath on 01925 600200

### First Floor

#### Landing

25'3" (max) x 4'11" (max) (7.7m (max) x 1.5m (max))  
A traditional landing provides access to further bedrooms and two shower rooms.

#### Bedroom One

15'5" x 11'9" (4.7m x 3.6m)  
PVC Window to the front elevation, central heating radiator, traditional fireplace with surround, grey laminate flooring.

#### Bedroom Two

14'4" x 10'3" (4.37m x 3.14m)  
Grey laminate wooden flooring, PVC Window to the rear elevation, traditional feature fireplace with matching surround, central heating radiator, television point.

#### Shower Room One

10'2" x 5'0" (3.1m x 1.53m)  
Grey laminate flooring with PVC Frosted window to the side elevation, three piece suite comprising low level W.C, Hand wash basin and corner shower unit with part tiled walls and Chrome ladder style radiator.

