

Warrington

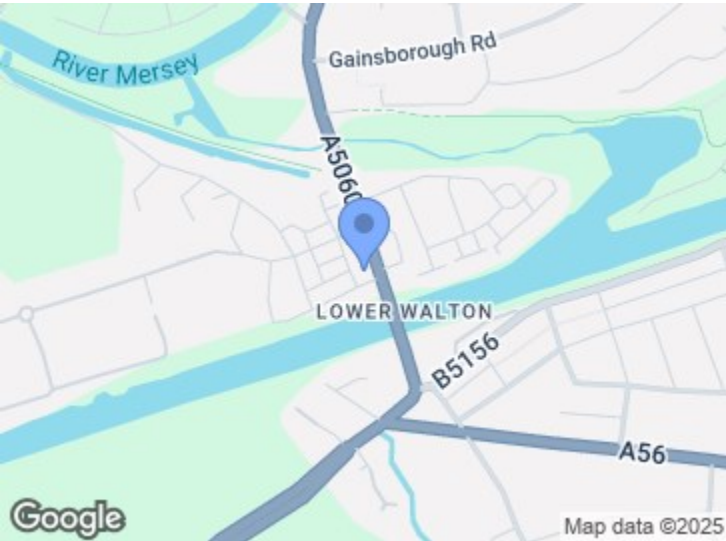


CHARMING MID TERRACE BURSTING WITH CHARACTER I TWO RECEPTION ROOMS & A GENEROUS DINING KITCHEN I LARGE BATHROOM. Neighboring the canal, this traditional property comprises an entrance porch, hallway, lounge, dining room, dining kitchen, two bedrooms, box room, and a bathroom. Tiled walkway to the front & low maintenance decking area to the rear with steps leading to a lower section.

Location

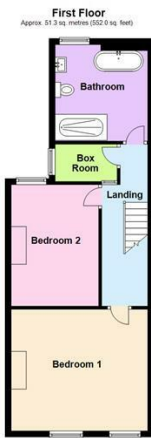
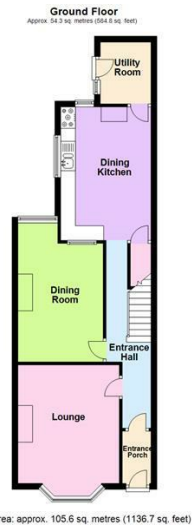
Becoming increasingly fashionable, Chester Road enjoys an popular location sited opposite the 'River Mersey'. Neighbouring both Stockton Heath and Warrington, Chester Road is within walking distance of a range of associated amenities including retail outlets, restaurants, bars and 'Walton Hall Gardens'. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

The area is popular for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



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	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Warrington Chester Road



Accommodation

Bursting with traditional charm, this property has been much improved over the years to provide bright, airy and flexible living accommodation over two floors. Of particular note is the retained character throughout; including traditional 'Corbels', Patterned brickwork, original low level brick walls and wrought iron features

Entrance Porch

5'10" x 3'2" (1.78m x 0.98m)

Original style front door with glazed panel above, panelled walls and door leading to the:

Entrance Hallway

20'11" x 5'1" (6.38m x 1.57m)

Traditional ceiling corbels, central heating radiator, picture rail, ceiling coving and deep skirting boards.

Lounge

15'7" x 11'4" (4.77m x 3.46m)

Traditional style coal effect gas fire, feature bay with 'Sash' PVC windows & contemporary shutters, ceiling coving, picture rail, deep skirting board and metre cupboard.

Dining Room

15'5" x 9'6" (4.72m x 2.91m)

Generously proportioned and full of character: Ceiling coving, deep skirting boards, picture rail, feature fireplace with marble hearth and traditional style surround, stylish floor to ceiling rear PVC Window, ceiling light, serving hatch from the kitchen and central heating radiator.

Dining Kitchen

14'10" x 9'10" (4.54m x 3.00m)

A range of matching eye and base level units complimented with a heat resistant roll top work surface. The kitchen comprises two PVC Windows to the side and rear elevation, a mix of eye and base level units including breakfast bar, two wine / drinks racks, tiled splashback and tiled floor. One and a half bowl composite sink with chrome tap and drainer, five ring gas hob with oven and grill below, ceiling coving, ceiling lights, serving hatch, recessed chimney breast and access to the

Utility Room

6'10" x 5'8" (2.10m x 1.73m)

Continued tiled flooring, central heating radiator, PVC Door opening onto the rear decking area. Space for washer and dryer.



Bath & Shower Room

9'8" x 9'7" (2.97m x 2.94)

Tiled flooring and part tiled walls, contemporary style roll top bath with Chrome taps, low level traditional style W.C, Pedestal hand wash basin with Chrome taps, heated towel rail, ceiling light, PVC Frosted window to the rear elevation and contemporary shutters. There is a stylish walk in shower with traditional chrome attachments and panelled glass wall.



Outside

The property is approached via traditional low level brick wall with wrought iron railing, in turn a wrought iron gate leads to a tiled walkway to the front door. The front garden features colourful, established shrubbery adding to the charm of this characterful home. The front elevation maintains original features including patterned brickwork, patterned lintels and traditional style front door to name just a few.

The rear of the property features a well presented low maintenance two tier decking area with a small number of steps leading to a lower section and secure gate leading to the rear access road.

Tenure

Leasehold - 999 years from build.

Council Tax

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

WA4 6ET

Possession

Vacant possession upon completion.

Viewing

Strictly by prior appointment with Cowdel Clarke on 01925 600200

Landing

18'3" x 5'1" (5.57m x 1.57m)

Deep skirting boards, ceiling coving, loft access and natural light coming through the roof light. Further access to:

Bedroom One

15'2" x 13'3" (4.63m x 4.04m)

Two traditional style double glazed Sash windows to the front elevation, deep skirting boards, picture rail, ceiling coving, traditional style fireplace and central heating radiator.

Bedroom Two

13'3" x 9'6" (4.04m x 2.90m)

Ceiling coving, traditional style fireplace with tiled hearth, PVC Window to the rear elevation, central heating radiator and ceiling light.

Box Room

6'9" x 4'0" (2.06m x 1.24m)

Tiled flooring, ceiling coving, glazed window to the rear elevation and wall mounted sink unit with Chrome mixer tap.