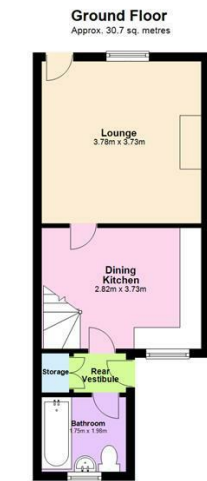


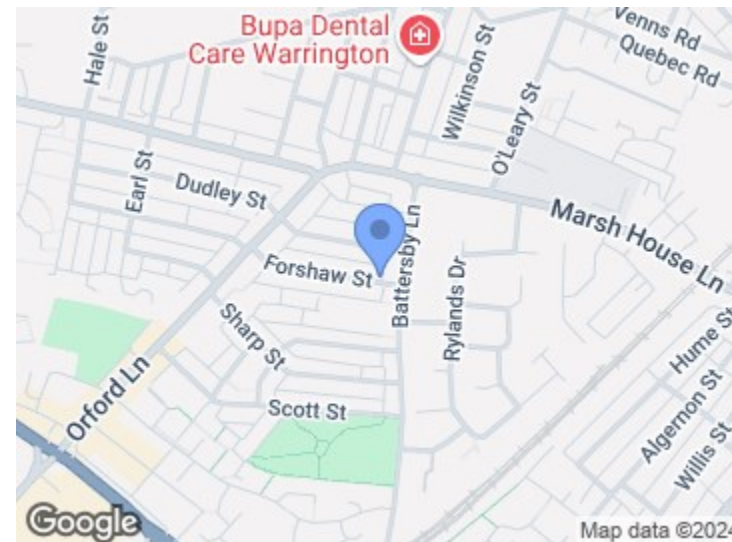
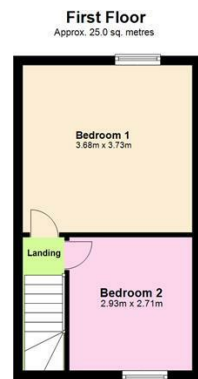
# Warrington

## Location

Located in the heart of Warrington Town, Forshaw 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. 55.7 sq. metres



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

END TERRACE IN NEED OF MODERNISATION | TWO BEDROOMS | REAR GARDEN | NO CHAIN  
 Traditional End-Terrace requiring. Ideal investor opportunity comprising Lounge, Dining Kitchen, downstairs bathroom, and two bedrooms to the first floor. Rear garden and side access.

# Warrington Forshaw Street



## Accommodation

Traditional two bedroom End-terrace with single storey outrigger requiring modernisation throughout.

## Lounge

Lounge with feature fireplace, PVC Window to the front elevation, utility metres. Opening to:

## Dining Kitchen

12'0" x 9'3" (3.66m x 2.82m)

PVC Window to the rear elevation, matching eye and base level units, Stainless Steel one and a half bowl sink with drainer, space for cooker and Fridge Freezer, access to under stairs storage.

## Rear Vestibule

4'0" x 3'1" (1.22m x 0.94m)

PVC Frosted panelled door leading to the garden, storage cupboard housing the hot water tank.

## First Floor

### Landing

Ceiling light

### Bedroom One

12'4" x 12'2" (3.76m x 3.73m)

Ceiling light, PVC Window to the front elevation, chimney breast.

### Bedroom Two

9'6" x 8'9" (2.9m x 2.69m)

PVC Window to the rear elevation, ceiling light.

## Outside

Rear garden with brick boundary walls and gate to the side side elevation opening onto an access road.

## Tenure

Leasehold with a 'Peppercorn Rent'  
Approx. 860 years remaining on the lease.

## Council Tax

Tax Band 'A' £1,421.48 As per 2024

## Local Authority

Warrington Borough Council

## Services



## Postcode

WA2 7HB

## Possession

Vacant possession upon completion. No onwards chain.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.