

Warrington



REFURBISHMENT OPPORTUNITY | RECENTLY FITTED 'WORCESTER BOILER' | TRADITIONAL GARDEN FRONTED MID-TERRACE | OPTION FOR OFF ROAD PARKING TO REAR | TWO DOUBLE BEDROOMS & UPSTAIRS BATHROOM This traditional two bedroom mid-terrace provides opportunity for refurbishment; comprising Entrance hallway, through Lounge / Diner and Kitchen to the rear elevation. The first floor offers a traditional landing with storage, two double bedrooms and a family bathroom with recently fitted 'Worcester' boiler. The rear garden could be altered to provide off road parking.

£120,000

Tel: 01925 600 200

Location

Located in the heart of Warrington, Longford 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.



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		62	80
		EU Directive 2002/91/EC	

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	



Total area: approx. 76.3 sq. metres



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Accommodation

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Entrance Hallway

3'3" x 15'1" (1m x 4.6m)

Frosted glazed PVC Front door opens onto a traditional entrance hallway, with alarm panel, ceiling light and ceiling coving.



Lounge

13'9" x 12'1" (4.2m x 3.7m)

PVC Window to the front elevation, storage cupboard housing electric and gas metre, central heating radiator, chimney breast, ceiling light, television point, telephone point and ceiling coving.

Dining Room

13'3" x 7'11" (4.05m x 2.43m)

PVC Window to the rear elevation, chimney breast, central heating radiator, ceiling light and access to under stairs storage. Further access to the:

Kitchen

7'10" x 7'5" (2.4m x 2.28m)

A range of matching eye and base level units with heat resistant roll top work surfaces. Stainless Steel sink with Chrome mixer tap & drainer. Vinyl flooring, ceiling light, space for washer, dishwasher and fridge / freezer, frosted PVC window to the side elevation, frosted PVC Door opening onto the rear garden.

First Floor



Landing

5'0" x 13'4" (1.54m x 4.08m)

Recessed landing with ceiling light and storage cupboard, loft access.

Bedroom One

13'8" x 12'1" (4.18m x 3.7m)

PVC Window to the front elevation, central heating radiator, ceiling light, chimney breast with fitted wardrobes either side.

Bedroom Two

13'3" x 7'10" (4.05m x 2.4m)

PVC Window to the rear elevation, ceiling light and central heating radiator.

Family Bathroom

7'10" x 7'5" (2.4m x 2.28m)

Family bathroom with three piece white suite comprising low level W/C, panelled bath with shower above, hand wash basin with Chrome hot & Cold taps, PVC Frosted window to the rear elevation, boiler cupboard housing a 'Worcester Bosh Greenstar 25i' Combi boiler.

Externally

The property enjoys gardens to both front and rear elevations.

The front garden is set behind a traditional low level brick wall, with flagged pathway leading to the front door.

The rear garden features a lean-to, which could be converted to provide off-road parking. There rear garden has a gate leading to the Access Road.

Tenure

Leasehold

999 Year Lease from 1889 with £1 per annum ground rent

Council Tax

Tax Band 'A'

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.

Possession

No chain, vacant possession upon completion

Viewing

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