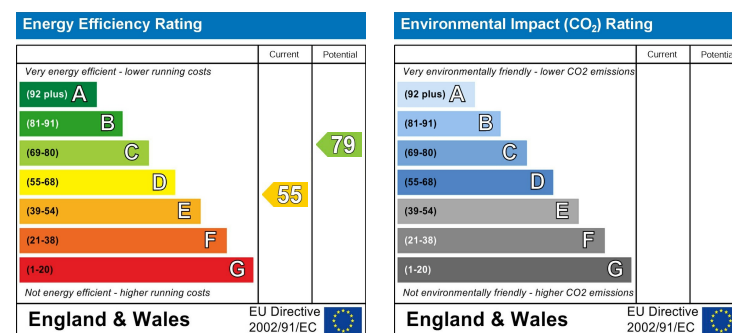
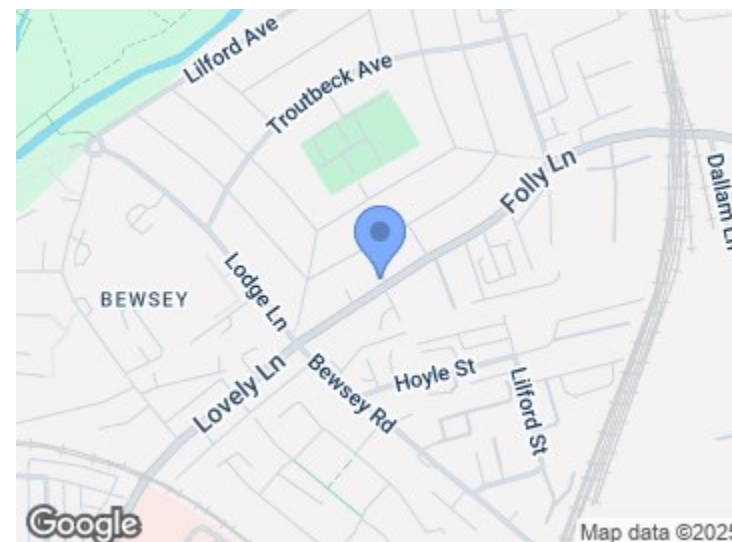




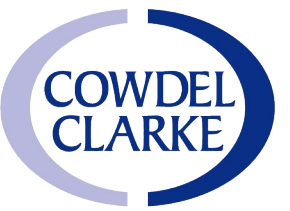
Location

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 a short commute 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.



REQUIRING MODERNISATION | TRADITIONAL VICTORIAN END TERRACE | WELL PROPORTIONED | CONVENIENT LOCATION | FURTHER POTENTIAL This traditional Victorian end terrace features generous proportions over two floors, comprising entrance hallway, lounge with bay window, dining room, dining kitchen, ground floor shower room and lean to. The first floor comprises three double bedrooms with family bathroom. Externally there is a tiered rear yard with gated access to the side road.

Bewsey Folly Lane



Accommodation

Victorian End-Terrace requiring modernisation, offering generous proportions and low maintenance front and rear garden.

Entrance Hallway

16'4" x 3'7" (5m x 1.1m)

PVC Frosted front door, ceiling corbels, dado rail, central heating radiator.

Lounge

13'9" x 11'3" (4.2m x 3.45m)

Feature bay window to the front elevation, feature fireplace with tiled hearth, ceiling light.

Dining Room

PVC Frosted window to the side elevation, panelled window to the rear elevation, central heating radiator and double doors opening to:

Dining Kitchen

11'10" x 12'3" (3.61m x 3.75)

A range of matching eye and base level units with heat resistant roll top work surfaces, stainless steel sink with drainer and Chrome hot & cold tap, panelled window to the side elevation, space for washing machine, fridge freezer, frosted and panelled door opening to:

Ground Floor W.C / Shower Room

7'2" x 5'10" (2.2m x 1.8m)

Tiled floors and Tiled walls, three piece suite comprising low level W.C, enclosed shower cubicle with 'Mira' electric shower, sink with Chrome hot & cold tap, frosted panelled window to the side elevation.

First Floor

Landing

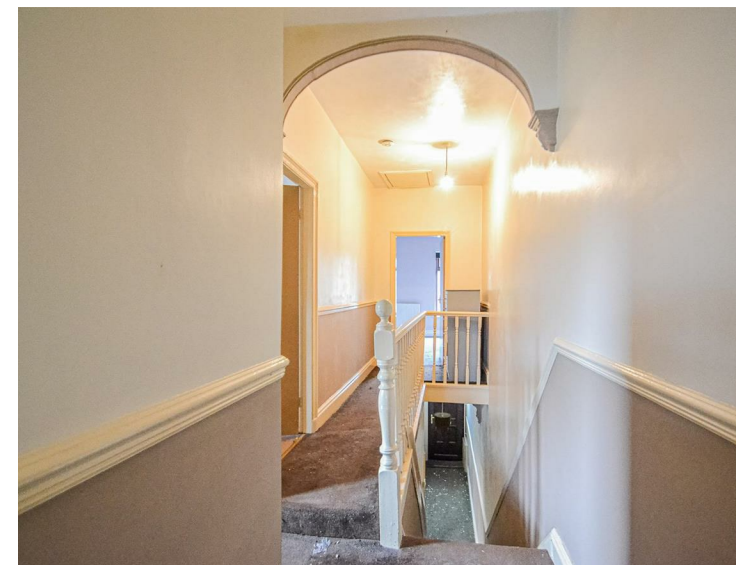
19'2" x 4'11" (5.85m x 1.52m)

Recessed landing with feature traditional archway, loft access and dado rail.

Bedroom One

13'1" x 12'1" (4m x 3.7m)

Generous main bedroom with two PVC windows to the front elevation, integrated wardrobes with shelving and hanging space, central heating radiator and ceiling light.



Bedroom Two

11'11" x 9'10" (3.65m x 3m)

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

Bedroom Three

10'5" x 8'10" (3.2m x 2.7m)

Wood effect flooring, PVC Window to the rear elevation, cupboard housing the 'Main' Eco combi-boiler, ceiling coving.

Family Bathroom

6'8" x 6'10" (2.05m x 2.1m)

Tiled floor with low level W.C, bath with hot & cold Chrome taps, sink with Chrome mixer tap, frosted PVC Window to the side elevation.

Outside

Gardens to front and rear: the rear garden features a rendered eye level wall, AstroTurf area and access to outbuildings and storage.

Tenure

Leasehold with 995 Year lease from 1965

Council Tax

Council Tax Band 'A' £1,520.93 Per annum as of 2025/2026

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 0NJ

Possession

Vacant Possession upon Completion.

Viewing

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

