

# Orford



GARDEN FRONTED VICTORIAN Terrace with 'TUDOR REVIVAL' Facade | NEW CARPETS & REDECORATED | TWO RECEPTION ROOMS | NO CHAIN. Conveniently situated with an established location, this attractive period extended home comprises a lounge, dining room, kitchen and bathroom whilst to the first floor, there are two bedrooms. Rear walled yard and garden fronted.

£130,000

Tel: 01925 600 200

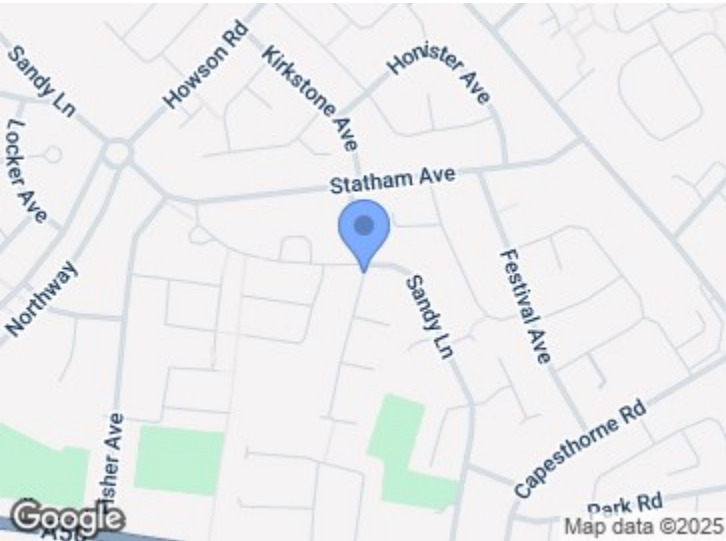
## Location

Orford is a suburb of Warrington. Originally a small area north of the township of Warrington, it is now a large area between the town centre and the M62, incorporating other small communities.

Orford Hall was demolished in the 1930s after the grounds were given to the town for Orford Park. Jubilee Park, a £30m project providing community and sporting facilities on former waste land between the park and Winwick Road, opened May 2012.

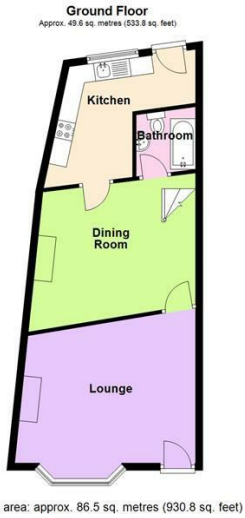
The area is well served by bus services. The services that serve the main part of the district are the Orford circulars (services 20 and 21), services to Gorse Covert and Birchwood (services 25-27), also several services serve Winwick Road on the western edge of the district (services 19, 22, 329 and 360). Service 17 was extended in 2012 from the west of town to serve Orford and other communities on the north-east side of the town. With the exceptions of the 329 and 360 (operated by Arriva North West), all services are operated by Warrington's Own Buses.

The nearest railway stations are those in the town centre (Central (for services to Manchester and Liverpool) and Bank Quay (for services via the West Coast Main Line)).



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	
			85
		63	

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	



# Orford

## Sandy Lane



Featuring new replacement carpets, redecoration and offered with no chain, this attractive bay fronted end terrace featuring black and white timber framing belonging to the 'Tudor Revival' architecture which was common in the late 'Victorian' era offers two storey accommodation comprising the lounge leading through to the dining room which provides access to the first floor, kitchen with fitted units and a three piece bathroom. The first floor includes two bedrooms. Externally, there is a flagged front garden with gated access whilst to the rear there is a walled yard.

### Accommodation

#### Ground Floor

##### Lounge

14'0" x 11'10" max (4.27m x 3.61m max)

Accessed through a PVC front door into this front facing reception with a pebble effect electric fire, ceiling coving, double glazed bay window, central heating radiator and cupboards housing both the gas and electric meters.

##### Dining Room

12'8" max x 11'5" max (3.88m max x 3.48m max)

Staircase to the first floor, ceiling coving and a central heating radiator.

##### Kitchen

12'4" max x 11'5" max (3.76m max x 3.50m max)

Base and eye level units, four ring gas hob, oven and extractor, stainless steel, single sink drainer unit with mixer tap, PVC double glazed window to the rear elevation complete with a PVC frosted double glazed door again to the rear, 'Main Combi 24' gas boiler and a central heating radiator.

##### Bathroom

6'3" x 5'9" (1.93m x 1.77m)

Panelled bath with 'Triton' shower above and curtain, pedestal wash hand basin with splash back tiling and a low level WC. in addition, there is a 'Velux' window providing natural light, tiled flooring, part tiled walls and a central heating radiator.

#### First Floor

##### Landing



##### Bedroom One

14'3" max x 11'10" max (4.36m max x 3.61m max)

PVC double glazed window to the front elevation and a central heating radiator.

##### Bedroom Two

11'1" max x 9'8" max (3.39m max x 2.95m max)

PVC double glazed window to the rear elevation and a central heating radiator.

##### Outside

Walled rear yard with flagging and gated access to the side whilst to the front there is an enclosed flagged walled garden again with gated access.

##### Tenure

Leasehold dated 27th May 2004 with a Term of 999 Years (less 10 days) from 25th March 1898.

##### Council Tax

Band 'A' - £1,493.22 (2025/2026)

##### Local Authority

Warrington Borough Council.

### Services

A 'Gas Safety Certificate' is held and available for inspection dated 8th July 2025 combined with an EICR (Electrical Installation Condition Report) dated 27th July 2021. No further tests have been made of main services, heating systems, or associated appliances.

### Postcode

WA2 9BY

### Possession

Vacant Possession upon Completion.

### Viewing

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

