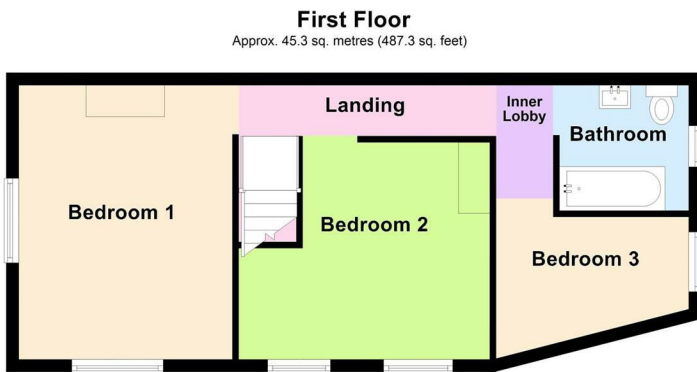


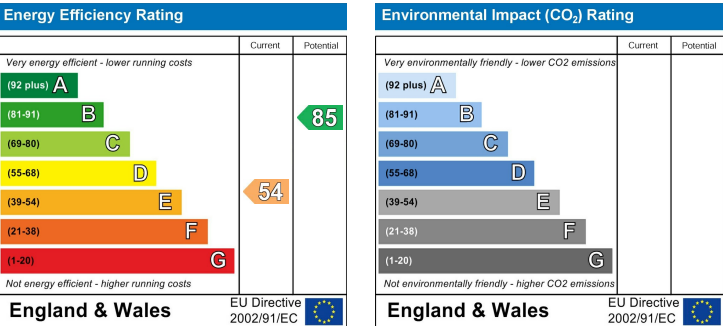
Total area: approx. 90.1 sq. metres (969.6 sq. feet)



Location
Marsh House Lane lies a short distance from Padgate which is a suburb of Warrington. Padgate has a an unstaffed railway station on the Manchester-Liverpool line, three churches, a number of schools, a community centre and, next to the railway line, a large area of land and playing fields known as Bennett's Recreation Ground.

Geographically the area is on the east side of Warrington. It is north of the River Mersey and enclosed to the east by the M6 motorway.

A short drive away is Orford Park. Jubilee Park, a £30m project providing community and sporting facilities on former waste land between the park and Winwick Road as well as many local shops providing day to day needs whilst for more comprehensive requirements several retail parks are close at hand.



ATTENTION Buy to Let & Owner Occupiers | DOUBLE FRONTED Property | REQUIRES MODERNISATION & UPDATING | Feature FIREPLACES | WELL PROPORTIONED Accommodation. Offering excellent potential, this period house has retained some characterful features whilst needing updating comprises an entrance vestibule, hall, lounge, sitting room, dining kitchen, three bedrooms and a bathroom. Rear courtyard and garden fronted.

Marsh House Lane



Occupying a convenient location, this double fronted terrace house requires modernisation and will appeal to a wide range of buyers including owner occupiers and investment purchasers looking at the rental possibilities. The well proportioned accommodation comprises an entrance vestibule, hall, lounge, sitting room with an exposed brick fireplace, dining kitchen whilst to the first floor, there is the landing, two double bedrooms with feature fireplaces, further bedroom and a new fitted bathroom. Rear courtyards and gardens to the front.

Accommodation

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Ground Floor

Entrance Vestibule

4'4" x 3'10" (1.34m x 1.19m)

Accessed through a 'Composite' front door with twin frosted double glazed panels inset, PVC double glazed windows to both side elevations and an arch to the:

Hall

5'10" x 2'11" (1.79m x 0.89m)

Staircase to the first floor, ceiling coving, access to both the lounge and sitting room.

Lounge

14'3" x 11'3" (4.36m x 3.44m)

Recessed chimney breast, PVC double glazed windows to both the side and front elevations, ceiling coving and a central heating radiator.

Sitting Room

14'2" x 10'4" (4.33m x 3.15m)

Exposed brick fireplace, ceiling coving, understairs storage, PVC double glazed window to the front elevation and a central heating radiator.



Bedroom Three

9'6" x 8'2" (4'8") (2.92m x 2.51m (1.44m))

PVC frosted double glazed window to the side elevation.

Bathroom

6'6" x 6'3" (1.99m x 1.91m)

New fitted white suite including a panelled bath, vanity wash hand basin with cupboard storage below and a low level WC. Heated matt black ladder towel rail, spot lights and a PVC frosted double glazed window to the side elevation.



Outside

Enclosed courtyard access from the dining kitchen with a courtesy gate. The front garden is set behind wrought iron railings with a matching gate providing access to a flagged pathway to the front door. Furthermore, there is a raised gravelled area providing a degree of versatility.

Tenure

Leasehold with a 'Term of 999 years' (less 30 days) from 1 November 1898 with a nominal ground rent dated 13 May 1930.

Council Tax

Band 'A' £1,493.22 (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

WA2 7SP

Possession

Vacant Possession upon Completion.

Viewing

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

Dining Kitchen

13'10" (11'5") x 9'5" (4.23m (3.50m) x 2.89m)

Stainless steel single sink drainer unit with mixer tap, wall mounted 'Ideal Heating i-mini2' gas boiler, inset lighting, PVC double glazed window and a frosted double glazed door to the courtyard.

First Floor

Landing

13'4" x 2'7" (4.07m x 0.81m)

Ceiling coving and loft access.

Bedroom One

14'2" x 11'1" (4.33m x 3.40m)

Cast iron fireplace, PVC double glazed windows to both the front and side elevations, ceiling coving and a central heating radiator.

Bedroom Two

13'7" x 11'1" (4.15m x 3.39m)

Cast iron fireplace, ceiling coving, two PVC double glazed windows to the front elevation and a central heating radiator.

Inner Lobby

5'6" x 2'11" (1.69m x 0.91m)