



63 HARDY STREET

WARRINGTON, WA2 7HG

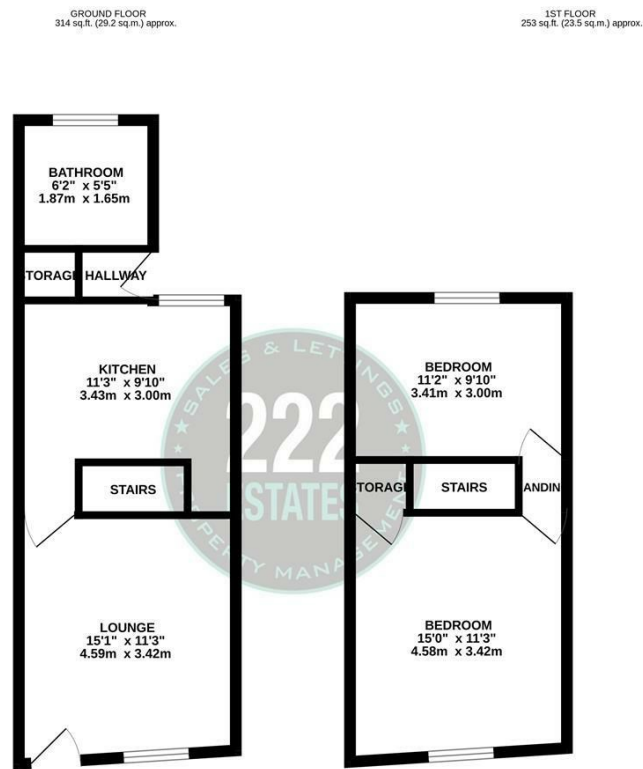
£130,000
LEASEHOLD

Nestled on Hardy Street in the vibrant town of Warrington, this charming terraced house presents an excellent opportunity for first-time buyers. With two generously sized double bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room that flows seamlessly into the rest of the home, creating a warm and inviting atmosphere.

The lounge leads onto the well equipped kitchen to the rear then on through a hallway to the downstairs bathroom. The private rear yard provides a delightful outdoor space, perfect for enjoying a morning coffee or hosting small gatherings with friends and family.

Location is key, and this house is ideally situated within walking distance to Warrington Town Centre. Here, you will find a variety of shops, restaurants, two train stations and local amenities, making everyday life both convenient and enjoyable.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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