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## 49 Cumberland Street, Warrington, WA4 1EZ

**Offers In Excess Of £135,000**

FABULOUS MID TERRACED PROPERTY, TWO BEDROOMS, ATTRACTIVE DINING KITCHEN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, GREAT FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this mid terraced property which is situated in a sought after location and benefits from Upvc double glazing and gas central heating. The accommodation briefly comprises: Lounge with feature fireplace, attractive dining kitchen with a range of fitted units, first floor landing, two bedrooms and a bathroom/w.c. Externally the property has an enclosed rear courtyard area with brick built store. Great first time buy. Viewing highly recommended.

## LOUNGE



Accessed via a Upvc double glazed front door, feature fireplace with "Living Flame" gas fire, wood laminate flooring, Upvc double glazed window to the front elevation.

## OPEN PLAN DINING KITCHEN



Attractive dining kitchen with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls, under stairs storage area, access to stairs leading to the first floor accommodation, part tiled walls, Upvc double glazed window to the rear elevation, Upvc double glazed access door leading to the rear courtyard area.

## FIRST FLOOR LANDING

## MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, picture rail.

## BEDROOM TWO



With a Upvc double glazed window to the rear elevation, built in storage.

## BATHROOM/W.C



Fitted with a white three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, part tiled walls, heated chrome towel radiator, Upvc double glazed window to the rear elevation.

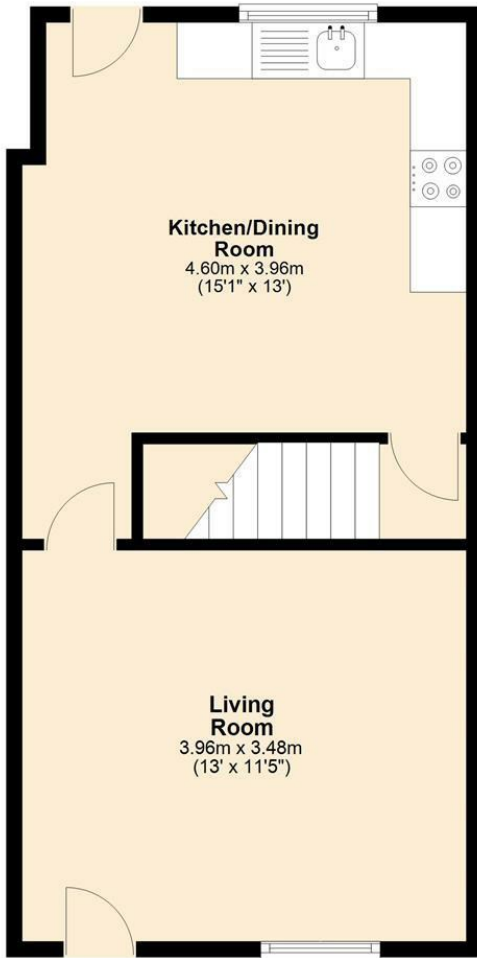
## OUTSIDE



Externally the property has an enclosed courtyard area to the rear with gate access and brick built store.

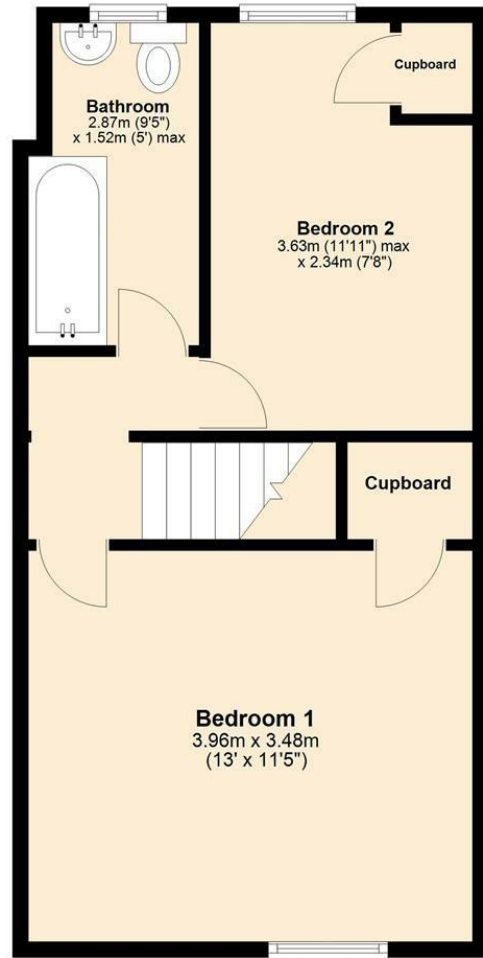
## Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)

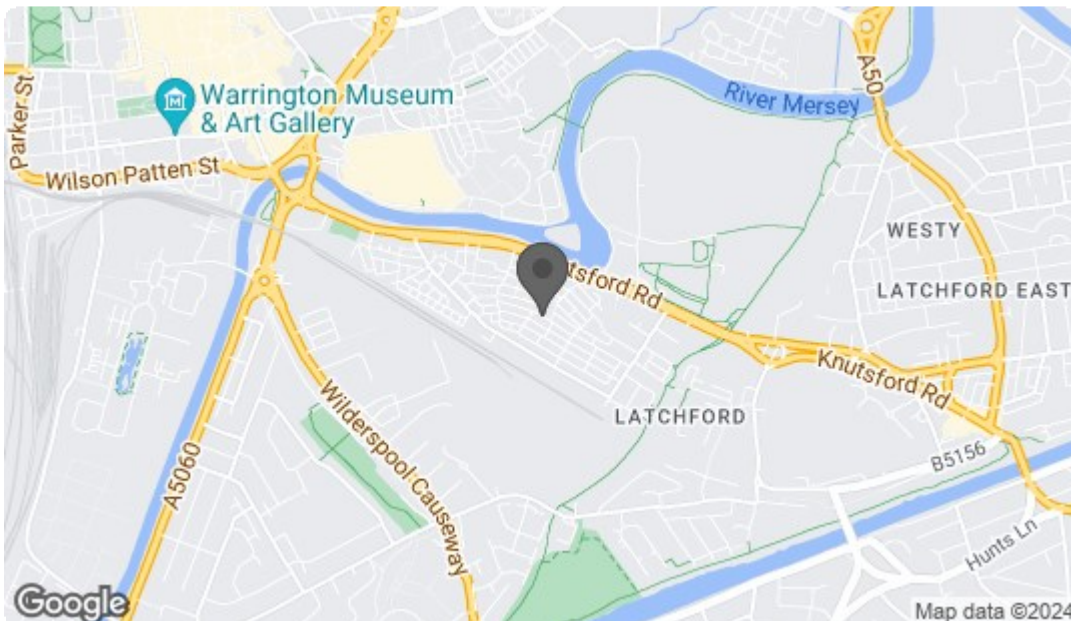


## First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 64.3 sq. metres (691.9 sq. feet)



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	
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	