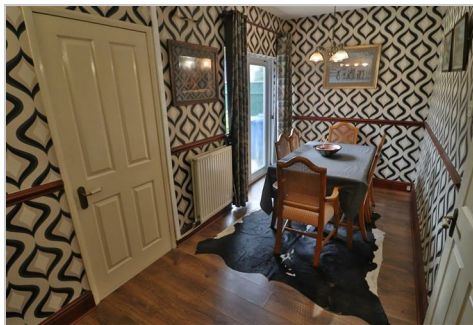


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## **1 Newman Street, Warrington, WA4 1TR**

**Offers In Excess Of £179,950**

ATTRACTIVE END TERRACED PROPERTY, TWO BEDROOMS, IMMACULATE THROUGHOUT, IMPRESSIVE REAR WALLED GARDEN, GOOD SIZED FAMILY LOUNGE, DRIVEWAY PARKING, POPULAR LOCATION, WITHIN MINUTES OF THE VILLAGE CENTRE, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive end terraced property which is situated within minutes of the village centre and would be an ideal first time buy. Benefitting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, good sized family lounge with a bay window to the front elevation and feature fireplace, separate dining room, fitted kitchen with oven and hob, first floor landing, two bedrooms and a modern shower room. Externally the property has off road driveway parking and an impressive rear walled garden, Ideal first time buy. Viewing highly recommended.



## ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

## LOUNGE



Good sized family lounge with a Upvc double glazed bay window to the front elevation, feature inset "Living Flame" gas fire, wood laminate flooring, wall light points.

## DINING ROOM



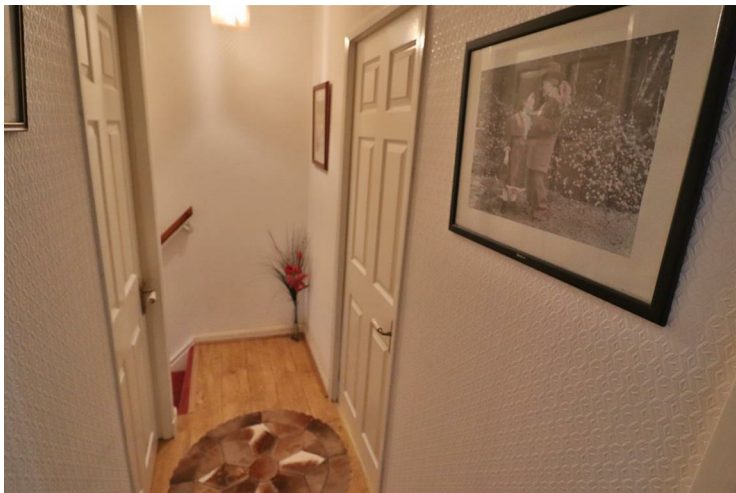
Separate dining room with Upvc double glazed patio doors leading to the rear garden, wood laminate flooring, dado rail, wall light points built in shelving and storage.

## KITCHEN



Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, cooker point, integrated fridge and washing machine, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation Upvc double glazed external door leading to the rear garden.

## FIRST FLOOR LANDING



## MASTER BEDROOM



With fitted wardrobes, Upvc double glazed window to the front elevation, wood laminate flooring.

## BEDROOM TWO



With fitted wardrobes, Upvc double glazed window to the rear elevation.

## SHOWER ROOM/W.C



Fitted with a modern shower suite comprising low level w.c, wall mounted wash hand basin with under storage unit and walk in shower area, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

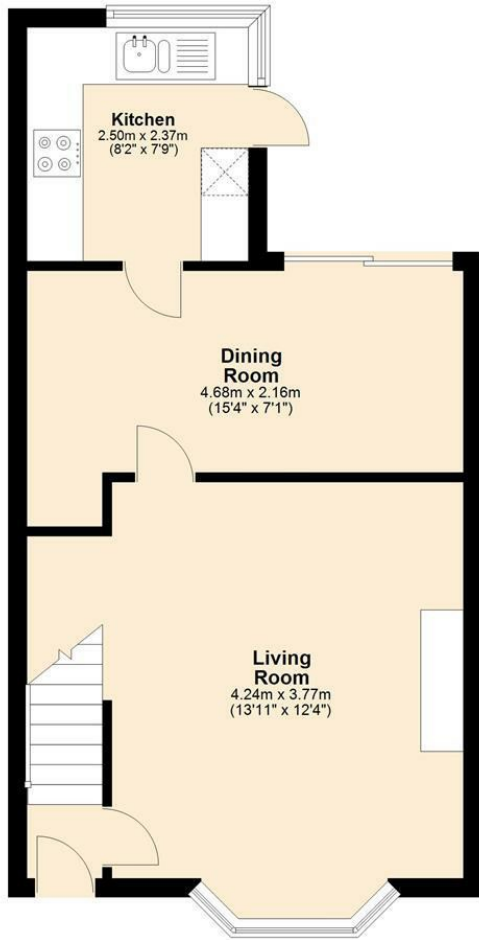
## OUTSIDE



Externally the property has excellent block paved driveway parking with mature borders, leading to a side carport, whilst to the rear there is an impressive walled garden with artificial lawned area.

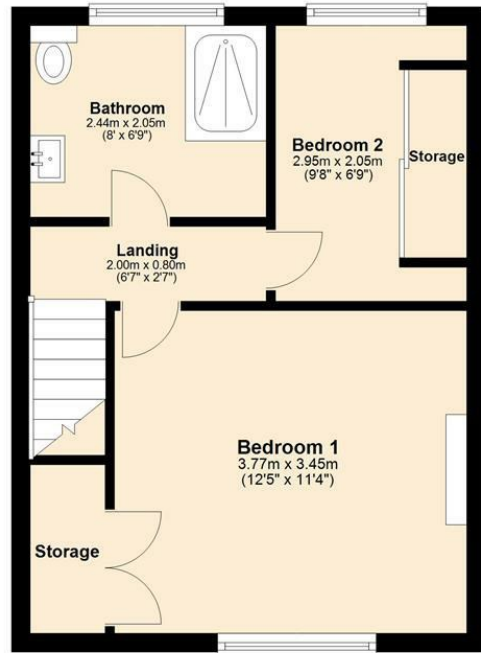
## Ground Floor

Approx. 36.0 sq. metres (387.8 sq. feet)

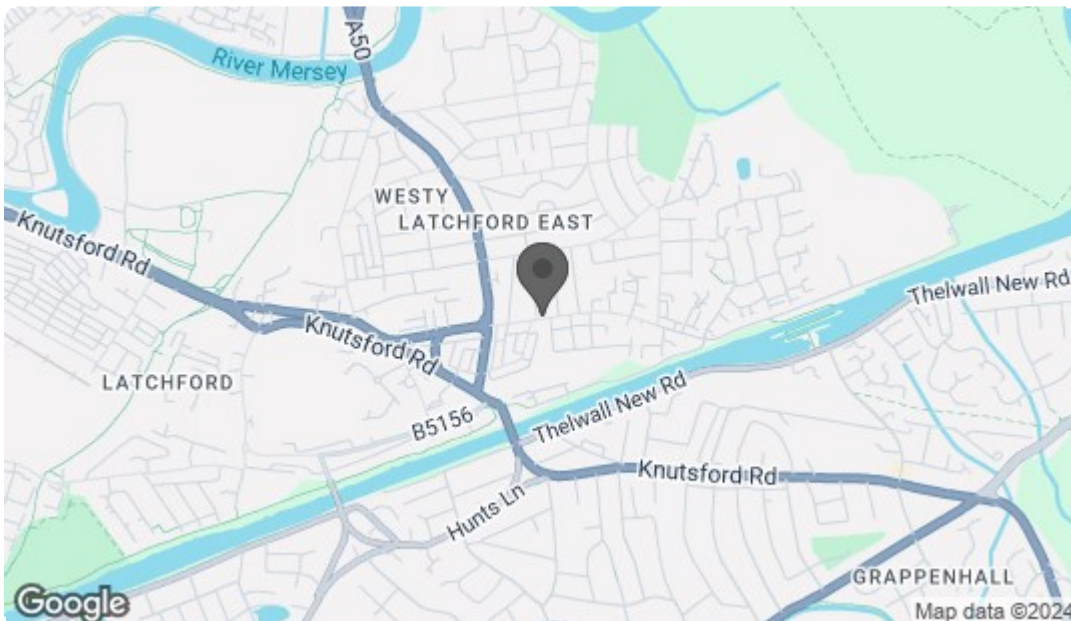


## First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



Total area: approx. 66.3 sq. metres (713.5 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			
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	