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8 Pendlebury Street, Warrington, WA4 1TU

£179,950

FABULOUS MID TERRACED PROPERTY, TWO DOUBLE BEDROOMS, RECENTLY REFURBISHED, SOUGHT AFTER LOCATION, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous two bedroom terraced property which is situated in a sought after location within easy reach of the village centre.

Recently refurbished, the accommodation briefly comprises: Entrance hallway with stairs leading to the first floor accommodation, attractive lounge with bay window, ground floor w.c, modern fitted kitchen with oven and hob, conservatory, two double bedrooms and a modern family bathroom. Externally the property has gardens to the front and rear elevations.

Benefiting from Upvc double glazing and gas central heating, this property is an ideal first time buy and early viewing is recommended to avoid disappointment.

Occupying a desirable location on Pendlebury Street, this accommodation is a short distance away from the centre of Latchford Village and its amenities. The area benefits from being close to bus routes to the town centre, where Warrington's railway stations can be found, and to local motorway systems.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

LIVING ROOM



Good sized bay fronted lounge with Upvc double glazed windows to the front elevation.

KITCHEN



Fitted with a range of modern kitchen units incorporating a stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor above, integrated fridge freezer, plumbing for a washing machine, Upvc double glazed window to the rear elevation, access to ground floor w.c and conservatory.

CLOAKROOM/W.C

With a low level w.c and hand wash basin with under storage unit.

CONSERVATORY



With upvc double glazed conservatory with French doors leading to the rear garden.

MASTER BEDROOM



Great sized master bedroom with two Upvc double glazed windows to the front elevation.

BEDROOM 2



Double bedroom with a Upvc double glazed window to the rear elevation.

SHOWER ROOM/W.C



Fitted with a low level w.c, wash hand basin with mixer tap and under storage unit, walk in double shower enclosure, heated chrome towel radiator, ceramic tiled floor, Upvc double glazed window to the rear elevation.

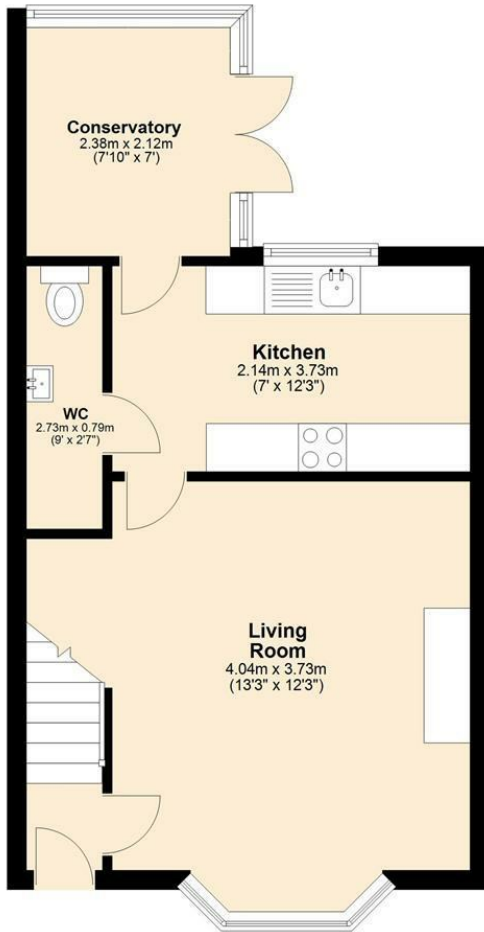
OUTSIDE



Externally this property has gardens to the front and rear elevations.

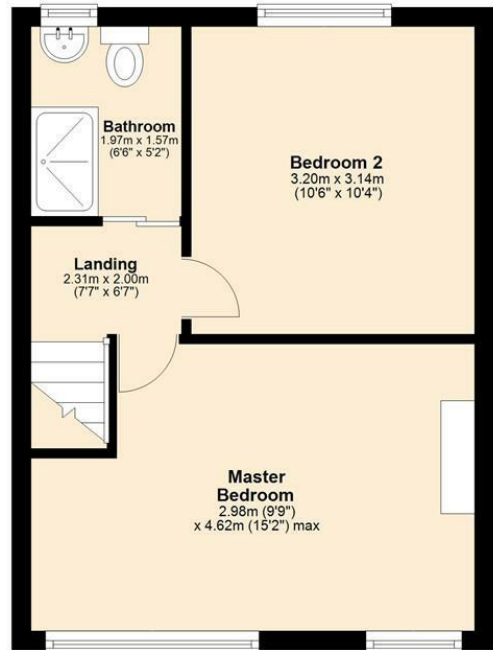
Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)

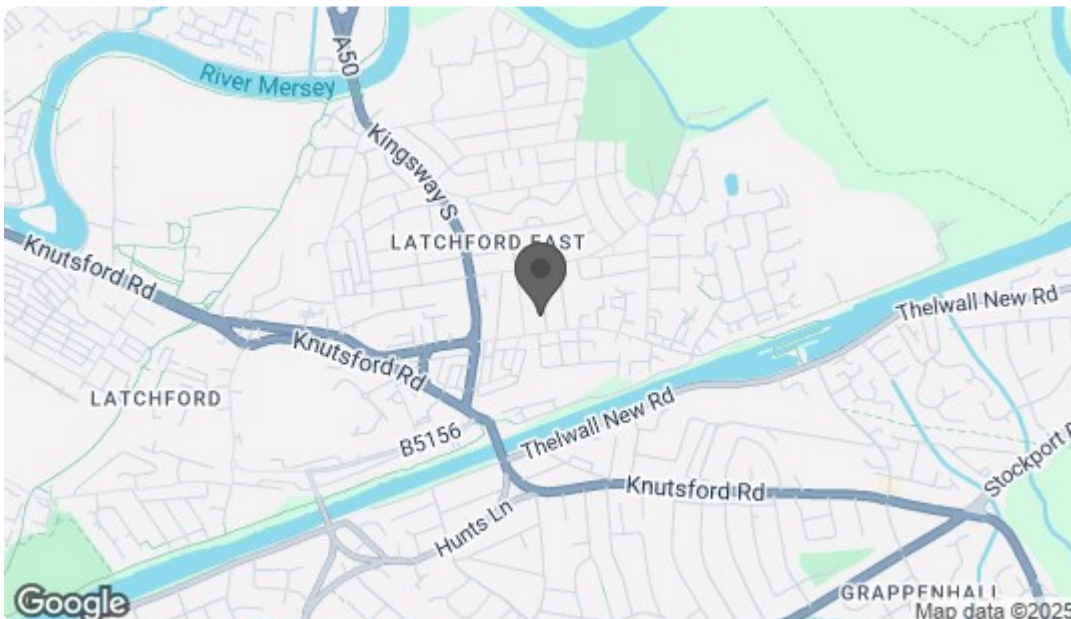


First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



Total area: approx. 64.3 sq. metres (692.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		