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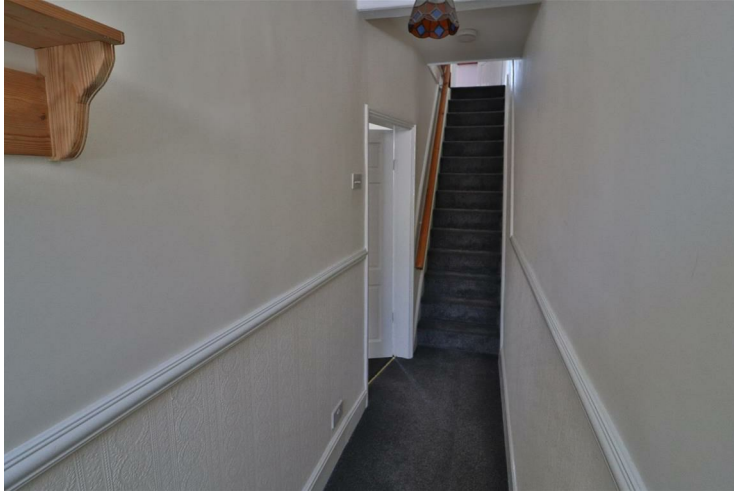
10 Mitchell Street, Warrington, WA4 6LS

Offers In The Region Of £340,000

ATTRACTIVE MID TERRACED HOUSE, TWO BEDROOMS, LOFT ROOM, OPEN PLAN LOUNGE AND DINING ROOM WITH "LOG BURNER" KITCHEN WITH BUILT IN OVEN AND HOB, ADDITION SITTING ROOM, FANTASTIC POSITION BACKING ONTO THE BRIDGEWATER CANAL, NO ONWARD CHAIN, HIGHLY SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid terraced property which is situated in a highly sought after location and occupies a fantastic position backing onto the Bridgewater Canal. Benefitting from Upvc double glazing the extended accommodation briefly comprises: Entrance hallway, open plan lounge/dining room with "Log Burner" kitchen with built in oven and hob, utility area, cloakroom/w.c, sitting room, first floor landing with stairs to a loft room, two bedrooms and a bathroom/w.c with separate shower. Externally the property has a small garden area to the front elevation along with a rear courtyard area with views over the Bridgewater canal. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation.

OPEN PLAN LOUNGE/DINING ROOM



Impressive open plan lounge/dining room with a feature brick fireplace and "Log Burner", dual aspect Upvc double glazed windows to the front and rear elevations, coved ceiling, wall light points.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above and stainless steel back plate, part tiled walls, plumbed for a washing machine. Upvc double glazed window to the side elevation, under stairs storage area.

CLOAKROOM/W.C

Fitted with a low level w.c and wash hand basin, part tiled walls, Upvc double glazed window to the side elevation.

SITTING ROOM



With a Upvc double glazed window to the rear elevation, exterior door leading to the courtyard area.

FIRST FLOOR LANDING



With access to the stairs leading to the loft room.

MASTER BEDROOM



With built in wardrobes and a Upvc double glazed window to the front elevation.

BEDROOM TWO



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

LOFT ROOM



Versatile extra space with eaves storage and sky light window.

BATHROOM/W.C



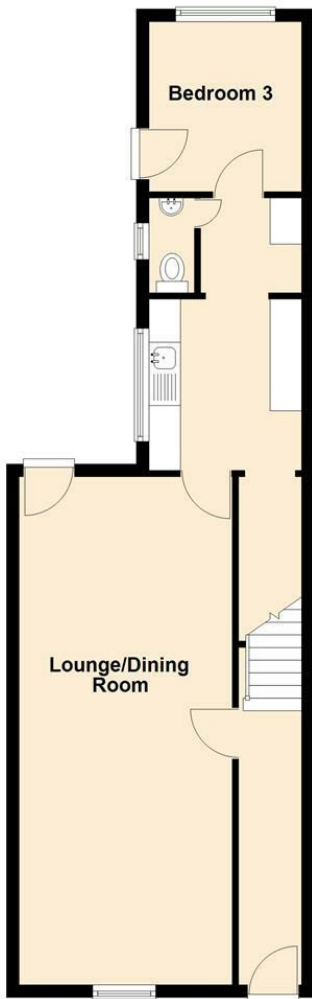
Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c, panelled bath and walk in shower, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE

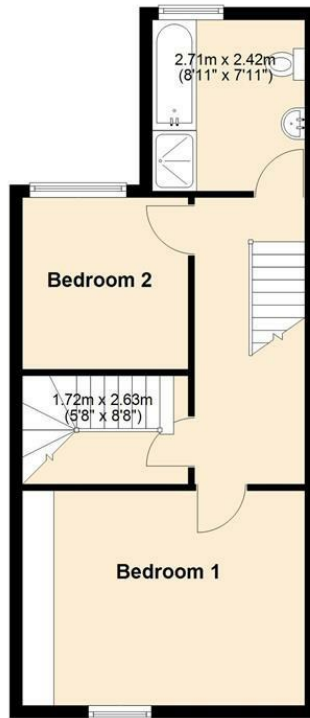


The property occupies a fantastic position backing onto the Bridgewater canal with a small garden area to the front elevation and an enclosed courtyard to the rear.

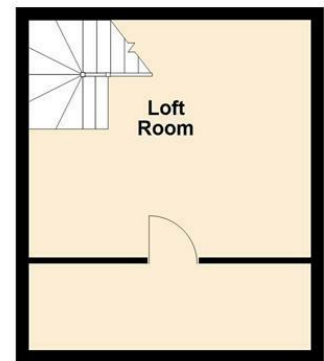
Ground Floor
Approx. 53.4 sq. metres (575.2 sq. feet)



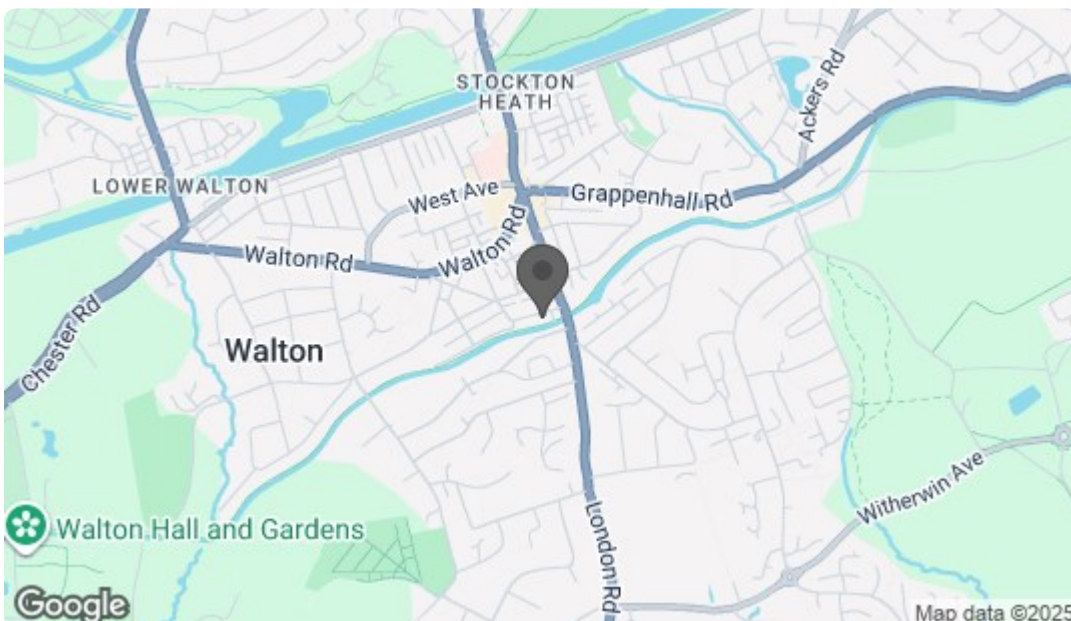
First Floor
Approx. 43.9 sq. metres (472.4 sq. feet)



Second Floor
Approx. 23.4 sq. metres (251.8 sq. feet)



Total area: approx. 120.7 sq. metres (1299.4 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 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		
England & Wales EU Directive 2002/91/EC		