



 2  2  1

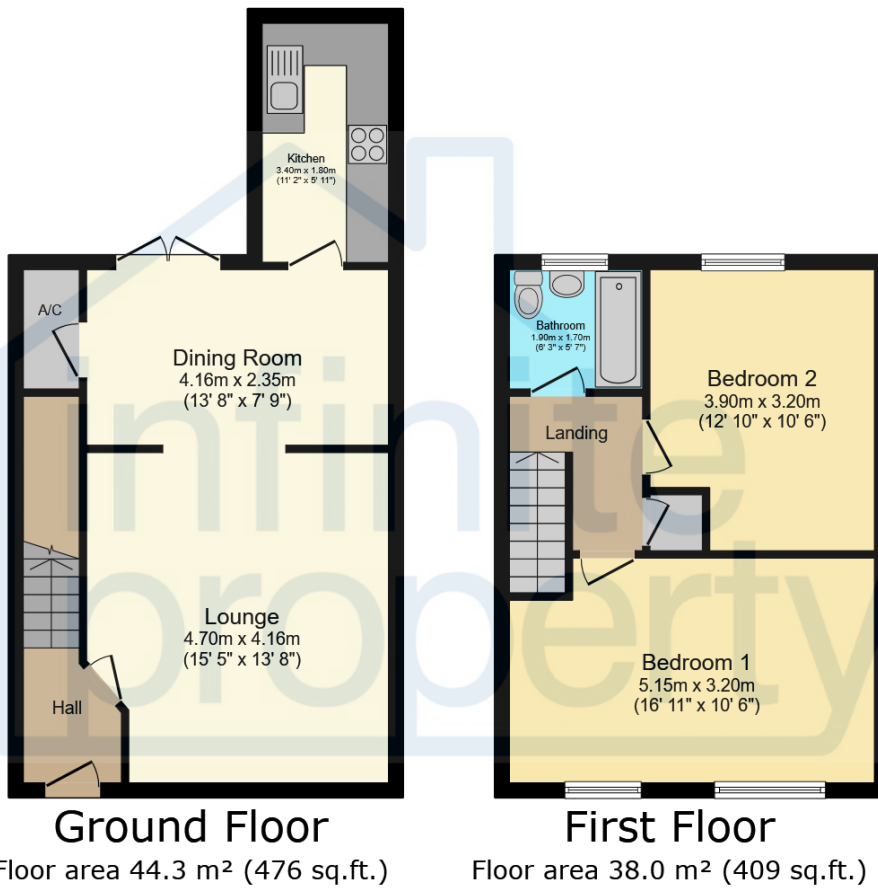
Derek Avenue, Warrington, Cheshire

Asking Price £155,000



Presenting this 2 bedroom terraced property, needing renovation, this home holds a wealth of potential. With a unique open-plan layout and the added charm of a front and rear garden, this property stands as a canvas for modernisation. The property consists of two reception rooms and a kitchen. The first reception room is a delight, boasting an open-plan layout with large windows that bathe the area in natural light. A fireplace adds a touch of cosiness, making it the perfect spot for relaxation or entertaining guests. The second reception room provides additional space for family activities or could be transformed into a study or playroom. The kitchen, whilst needing an update, has the potential to become a fabulous culinary space. Upstairs, the property houses two bedrooms. Bedroom one is notably spacious and holds the potential to be split into two separate rooms, if desired. This flexibility makes it an ideal choice for families or couples seeking extra space. Located in a strong local community with public transport links and local amenities within reach, this property offers convenience and a sense of belonging. The property is in council tax band A, keeping annual costs low. This terraced house, teeming with potential, is an ideal home for those willing to channel their creativity and make it their own. Whether you are a family needing space or a couple looking for a project, this house could be the perfect fit for you. Being sold on a freehold basis with no chain.





TOTAL: 82.2 m² (885 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Monday to Friday 9-5:30, Saturday 9 -2

01925 658858

194 Padgate Lane, Warrington, Cheshire, WA1 3DF

sales@infinitepropertyltd.com



