



30 Algernon Street, Warrington, WA1 3QP

£139,950



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Offered with no chain, this delightful terraced house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts two spacious double bedrooms and a family bathroom. The two well-appointed reception rooms offer versatile spaces that can be tailored to your lifestyle, whether you envision a cosy living area or a formal dining space.

The fitted kitchen gives access to a good sized back yard, this outdoor space is a rare find in urban settings, and provides a great space for entertainment and summer barbeques or alternatively off road parking if needed.

Situated in a good location, the house is conveniently close to local amenities, ensuring that shops, schools, and parks are just a short stroll away. This accessibility to local train stations and transport links enhances the appeal of the home, making it an ideal choice for families or those looking to enjoy the vibrant community of Warrington.

A notable feature of this home is the newly fitted boiler, installed this year and accompanied by a seven-year warranty, providing peace of mind and energy efficiency for years to come.

In summary, this terraced house on Algernon Street is a fantastic investment opportunity, and offers great potential. Don't miss the chance to make this lovely property your own.

## Description

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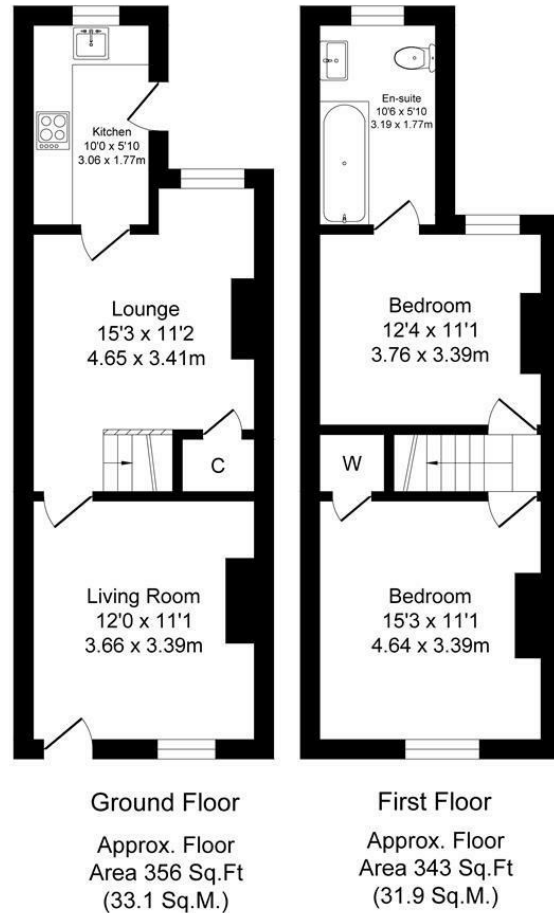
Council Tax Band: A

Available:

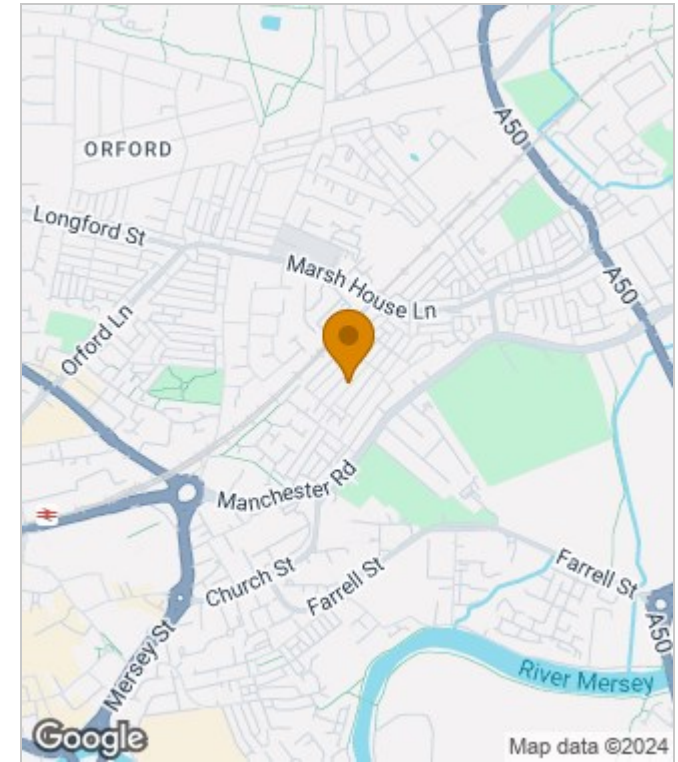
## Floor Plans

### Algernon Street, Warrington Total Approx. Floor Area 699 Sq.ft. (65.0 Sq.M.)

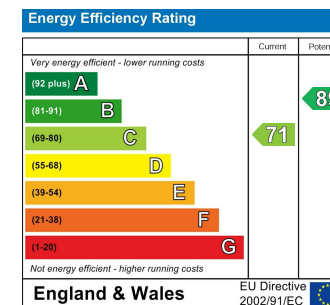
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Area Map



## Energy Performance Graph



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