



Fitzherbert Street, Warrington

Freehold

Two Bedroom Bungalow • Modern Kitchen • Seperate Utility • Spacious Garden to The Rear • Freehold Title •
Close to Local Amenities • Ready To Move Into • First Time Buyers • Investment Opportunity



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Presenting this attractive two bedroom semi detached bungalow, offered with no onward chain and ready to move into, making it an ideal purchase for first time buyers or those seeking a sound investment opportunity. This well maintained property boasts a modern kitchen, providing a stylish and practical space for every-day living. The separate utility room adds further convenience, allowing for additional storage and laundry facilities. Both bedrooms are generously proportioned and filled with natural light, creating comfortable and inviting retreats for rest and relaxation. The spacious lounge is perfect for both entertaining and unwinding, with ample room for a variety of furnishings to suit your lifestyle. The bathroom is fitted with practical fixtures and fittings, offering a clean and functional space. The property benefits from a freehold title, offering peace of mind and security for the future. Situated in a popular residential area, this bungalow is close to a range of local amenities, ensuring everything you need is within easy reach.



GARDEN

The property benefits from a spacious paved rear garden, providing a practical and low-maintenance outdoor space. Fully enclosed by fencing, it offers room for outdoor seating and general use throughout the year.

LOCATION:

Warrington is a large town in Cheshire, on the banks of the River Mersey, 20 miles east of Liverpool, and 20 miles west of Manchester. Warrington Town Centre has a wide range of amenities, offering shopping centres, such as the Golden Square and an abundance of restaurants and bars. Warrington town offers fantastic motorway links and train lines making it ideal for commuter.

SERVICES:

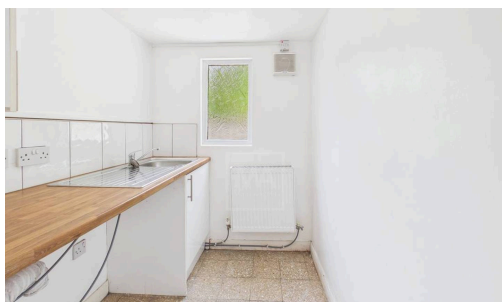
- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up To 150mb (Vodafone)

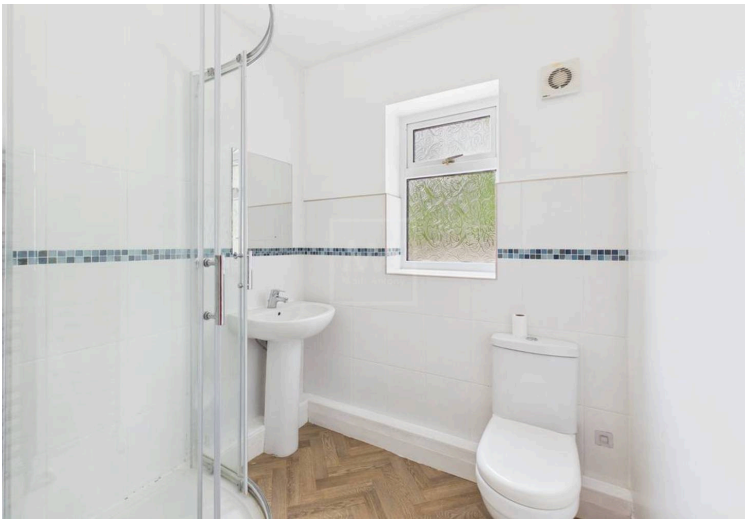
GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Environmental Impact Rating: C







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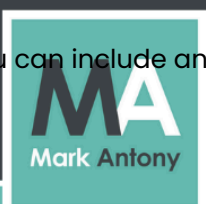
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.

Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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Warrington's Highest Rated Agent

