



## 111 FITZHERBERT STREET WARRINGTON, WA2 7PN

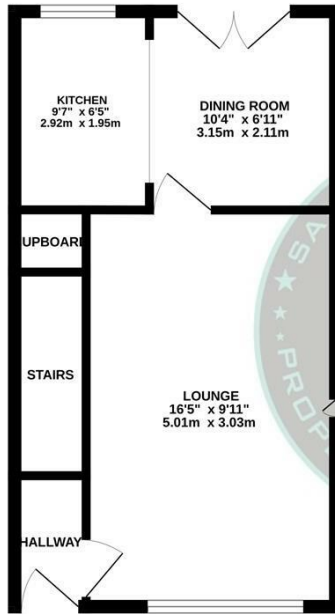
**£186,000**  
**LEASEHOLD**

Welcome to this charming semi-detached house located on Fitzherbert Street, a delightful street known for its convenient location to Warrington Town centre, good schools, excellent local amenities as well as brilliant public and motorway transport links. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom, situated at the front of the house, features built-in wardrobes, providing ample storage and a touch of convenience.

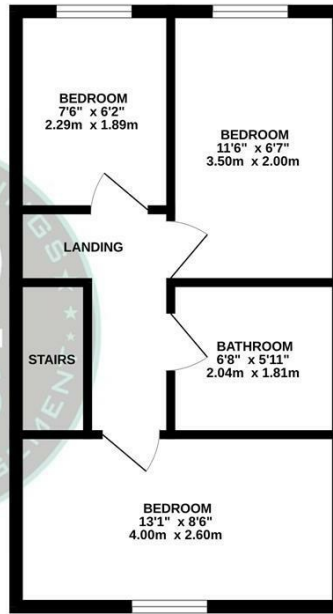
The light and spacious lounge is perfect for relaxation and entertaining, offering a warm and inviting atmosphere. The open plan kitchen/diner is a great space for enjoying meals overlooking the rear garden. The generous garden plot to the rear and side of the property presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. Additionally, the detached garage adds further practicality, providing secure storage for vehicles or other belongings.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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