



## 45 COLLEGE CLOSE WARRINGTON, WA1 2EG

**£150,000  
FREEHOLD**

This generously sized three bedroom terraced property is offered with no onward chain and is positioned in a highly convenient location within walking distance to Warrington Town Centre as well as Sainsburys being on your doorstep. The freehold property is right next to St Elphins Park and provides ample storage space throughout as well as downstairs WC and low maintenance private rear garden overlooking St Elphins Church.

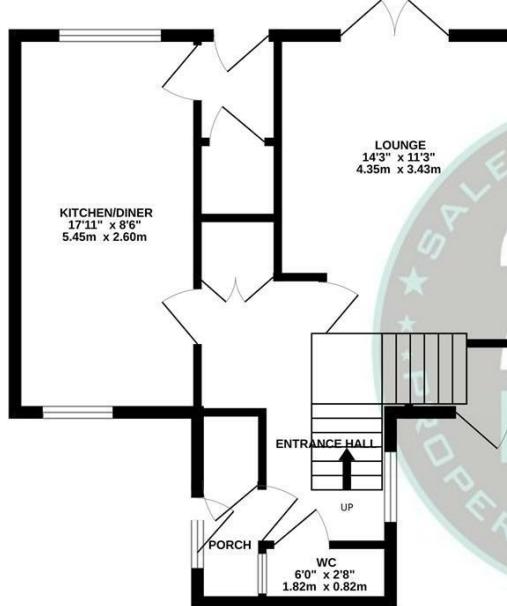
Internally the property is empty and ready to move into. Porch entrance leads into hallway with downstairs WC. Well proportioned lounge with patio doors overlooking rear garden. Also from hallway the kitchen/diner would make an excellent hub of the home.

To the first floor there are two double bedrooms and one single bedroom along with family bathroom. The property was originally a four bedroom property so would be converted back if needed.

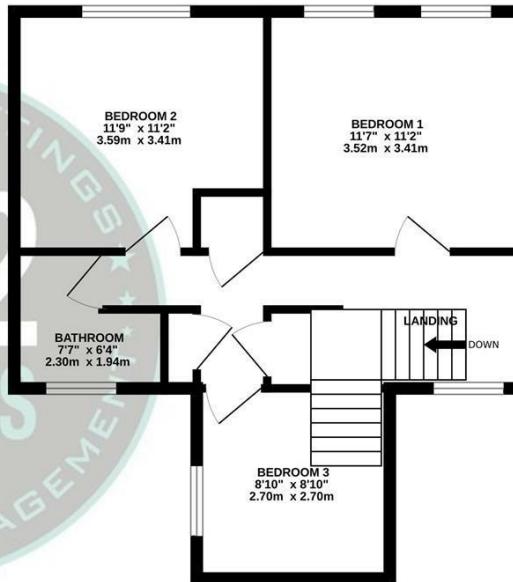
Please give 222 Estates a call to book a viewing straight away.



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (91.9 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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