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1 Wood Street, Warrington, WA1 3AY

Offers In The Region Of £200,000

Situated in a well sought area of Warrington, this delightful semi-detached house in Wood Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter, you are welcomed by a spacious lounge/dining room, which provides an inviting space for relaxation and entertaining. The generous layout allows for a variety of furniture arrangements, making it easy to create a warm and homely atmosphere. Natural light floods the room, enhancing the sense of space and comfort.

This property boasts the added convenience of both an upstairs and a downstairs bathroom, ensuring that family life runs smoothly and efficiently. This thoughtful design feature is particularly beneficial for busy households, providing easy access for all.

Outside, you will find a single detached garage, offering secure storage for your vehicle or additional space for hobbies and projects. The garage adds to the practicality of the home, making it a versatile asset.

Located in a friendly neighbourhood, this semi-detached house is well-positioned for local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Warrington. With its appealing features and prime location, this property is a wonderful opportunity for anyone seeking a new home. Don't miss the chance to make this charming house your own.

Front Porch

Enclosed front porch featuring a uPVC front door and a uPVC double-glazed window to the front elevation, allowing natural light into the space. The porch provides access through to the main hallway, with stairs leading to the first-floor accommodation.

Lounge/Dining Room



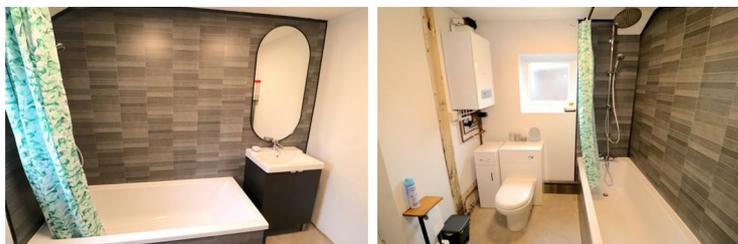
Spacious and well-presented lounge/dining area featuring a uPVC double-glazed bay window to the front elevation, allowing plenty of natural light into the room. Accessed from the hallway, the room offers a comfortable living space with a feature fireplace incorporating a wood-burning stove and feature lighting. There is a useful storage area located beneath the stairs and ample space to accommodate a dining table and chairs, creating an ideal area for both relaxing and entertaining. A doorway leads through to the kitchen.

Kitchen



Well-appointed kitchen fitted with a good range of wall and base units with oak doors complemented by laminate work surfaces and attractive vinyl flooring. The kitchen offers space for free-standing appliances and features a 1½ aluminium sink unit with mixer tap. A uPVC double-glazed window to the rear elevation provides natural light, creating a bright and practical space for everyday cooking and dining, access through to the rear vestibule leading to the bathroom/w.c and Upvc double glazed exterior door.

Downstairs Bathroom



Modern ground floor bathroom fitted with a contemporary three-piece suite comprising a low-level WC, panelled bath with shower over, wall mounted wash hand basin set within a vanity unit providing useful storage below.. wall panelling, double-glazed frosted uPVC window to the rear elevation allows natural light while maintaining privacy.

Bedroom One



Landing leading to good size master bedroom with double glazed Upvc window overlooking the front elevation.

Bedroom Two



Second double bedroom with double glazed Upvc window over looking rear elevation.

Family Shower Room



Modern and contemporary first-floor shower room fitted with a stylish suite comprising a low-level WC, a block wash hand basin set within a vanity unit providing useful storage, and a spacious shower enclosure. The room benefits from fully tiled walls and a frosted uPVC double-glazed window to the rear elevation, allowing natural light while maintaining privacy.

Outside Areas

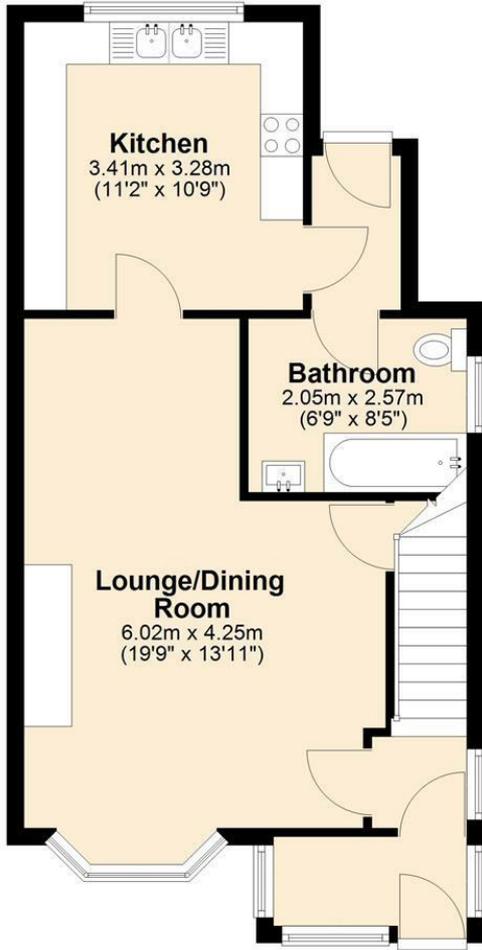


To the front elevation, the property benefits from an attractive frontage partly laid to shrubs with a paved area, creating a pleasant and welcoming approach. The garden is enclosed by a wall and features a driveway providing off-road parking, leading to a detached single garage. A side gate provides convenient

access through to the rear elevation. To the rear, a passageway leads to a good-sized garden, partly laid to lawn with a patio area, ideal for outdoor seating and entertaining. The garden is enclosed by fencing, offering a good level of privacy.

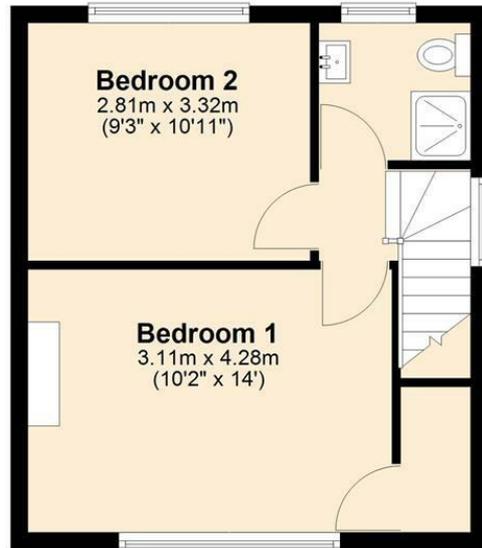
Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)

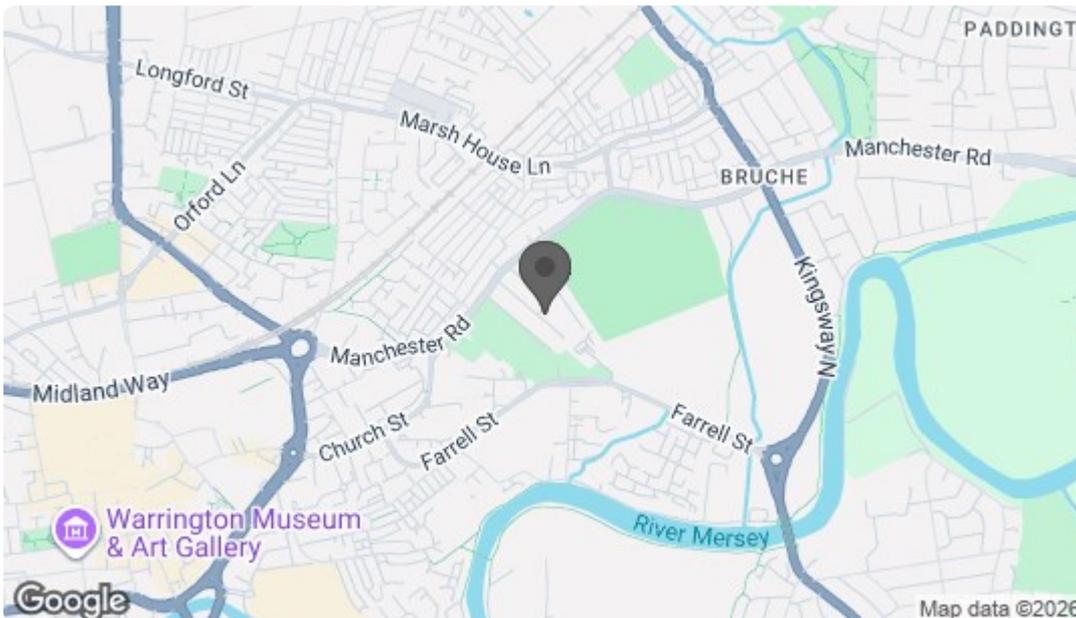


First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 79.1 sq. metres (851.8 sq. feet)



| 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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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