

FREEHOLD



House - End Terrace

200 WARRINGTON ROAD, WHISTON, L35 2UA

Auction Guide

£110,000

FEATURES

- Immediate 'exchange of contracts' available
- Situated within walking distance to Whiston Hospital
- Close to local shops, schools and transport links
- Entrance hall, lounge and sitting room
- Fitted kitchen with built in appliances
- Family bathroom with a three piece suite
- Being sold via 'Secure Sale'
- Gardens to the front and rear
- Cash Buyers Only



 2  1  2  E



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ESTATE AND LETTING AGENTS LTD

2 Bedroom House - End Terrace located in Whiston

Entrance Hall

Grey laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation. Original cornice.

Lounge

14'1 x 11'2

UPVC double glazed bay window to the front aspect. Grey laminate wood effect flooring. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Central heating radiator. Picture rail.

Dining Room

14'2 x 12'3

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Feature fireplace. Central heating radiator. Understairs storage cupboard.

Kitchen

12'4 x 8'1

UPVC double glazed windows to the rear and side aspects. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Plumbed for an automatic washing machine. Tiled splashbacks. Central heating radiator.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One

15'1 max x 11'3

Two UPVC double glazed windows to the front aspect. Central heating radiator. Built in storage cupboard

Bedroom Two

12'2 x 8'8

UPVC double glazed window to the rear aspect. Central heating radiator.

Study

5'6 x 4'5

UPVC double glazed window to the side aspect.

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with mixer tap, a pedestal wash hand basin and a low level wc. Part tiled walls. Heated towel rail.

External

At the rear of the property is a paved garden with a garden shed. Water supply. Gate to the rear.

The front has a small garden with steps up to the front door

Some images may include AI-assisted enhancements to improve lighting and presentation. These images are intended for marketing purposes only and may not fully reflect the property's current appearance. Prospective buyers are advised to view the property in person





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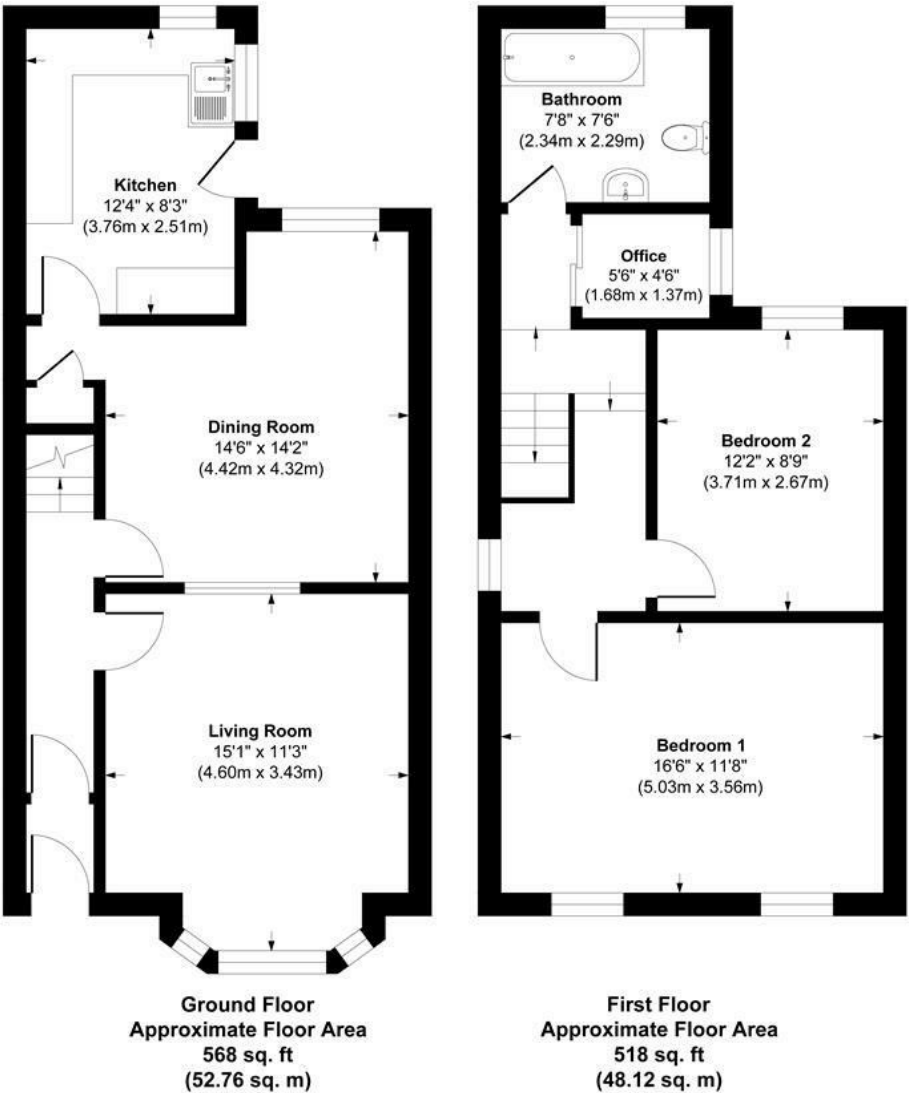
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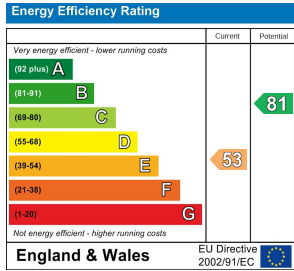
Council Tax Band

B



Approx. Gross Internal Area 1086 sq. ft / 100.88 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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 are advised to recheck the measurements.

