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81 Lord Nelson Street, Warrington, WA1 2JF

Asking Price £180,000

ATTRACTIVE MID TERRACED PROPERTY, THREE BEDROOMS, IMPRESSIVE OPEN PLAN DINING KITCHEN, MODERN BATHROOM/W.C, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LOW MAINTENANCE GARDENS WITH SUMMER HOUSE, SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid terraced property which is situated in a sought after location within easy reach of Warrington centre. Benefiting from gas central heating and Upvc double glazing, the accommodation briefly comprises: Entrance hallway, bay fronted lounge, impressive open plan dining kitchen with built in oven and hob, first floor landing, three bedrooms and a modern fitted bathroom/w.c. Externally the property has low maintenance gardens to the front and rear elevations which includes a Summer House. Viewing highly recommended.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

LOUNGE



Good sized family lounge with a bay Upvc double glazed window to the front elevation.

DINING KITCHEN



Impressive open plan dining kitchen with a range of fitted contemporary walls and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven and halogen hob with extractor above, integrated fridge freezer and washing machine, Upvc double glazed window to the rear elevation, exterior door leading to the rear garden.

FIRST FLOOR LANDING

MASTER BEDROOM



With a Upvc double glazed window to the front elevation.

BEDROOM TWO



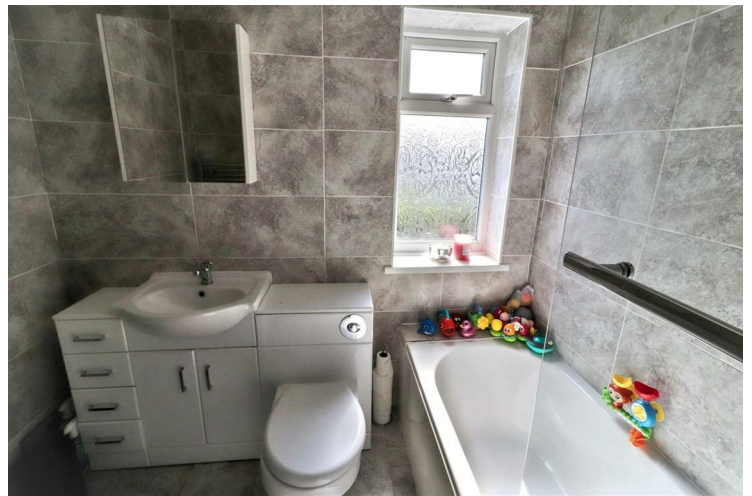
Double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

BATHROOM



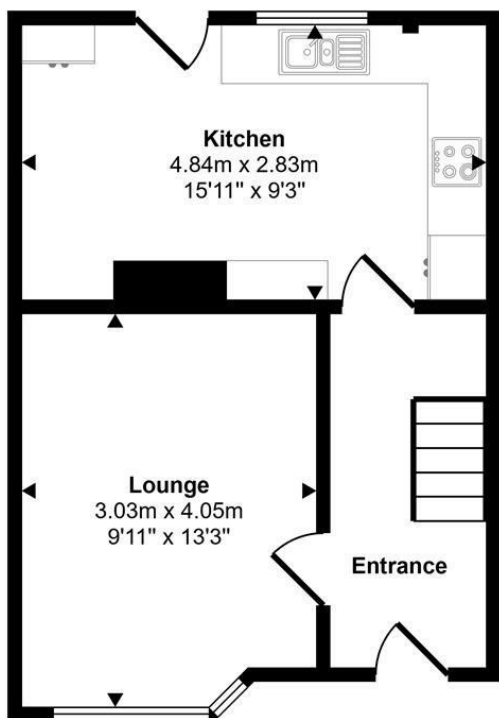
Fitted with a modern suite comprising: Panelled bath with shower over and glass screen, wash hand basin with under storage unit and low level w.c, tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE

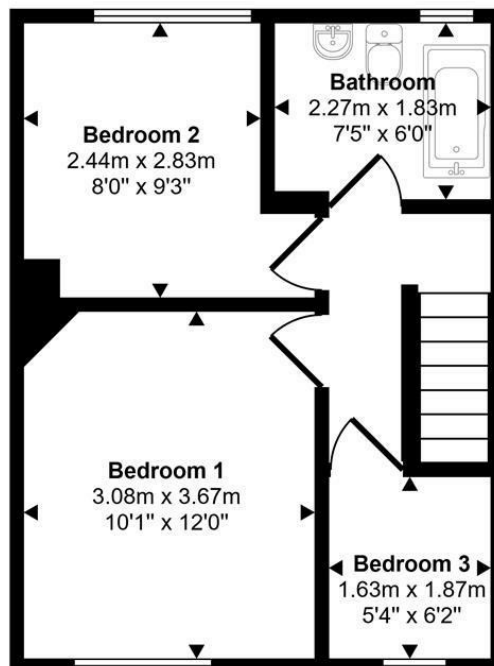


Externally the property has low maintenance gardens to the front and rear elevations including a Summer house.

Approx Gross Internal Area
65 sq m / 695 sq ft

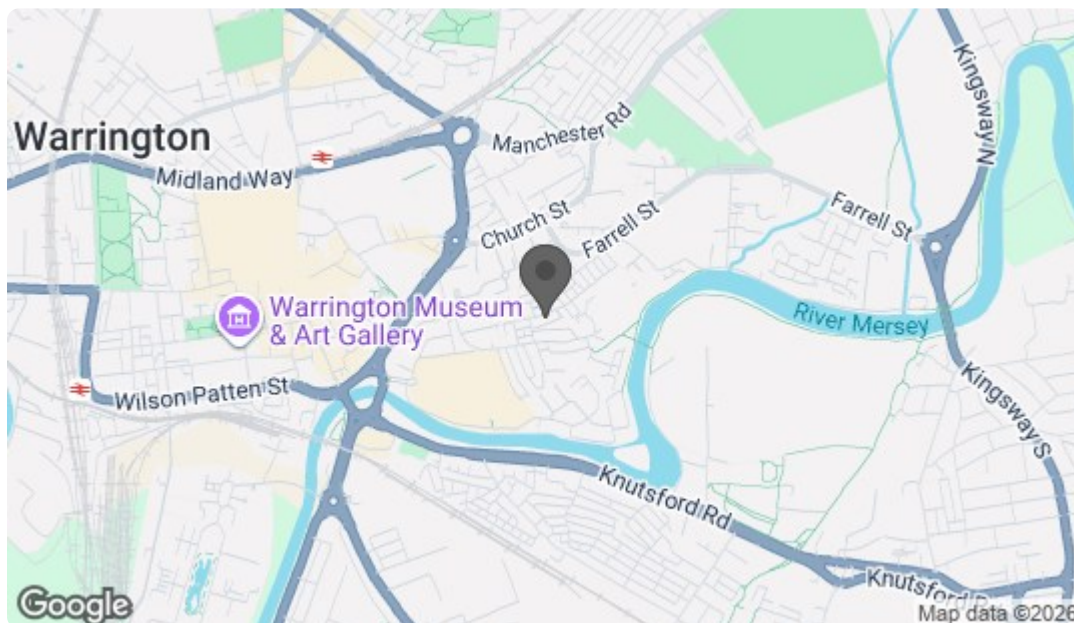


Ground Floor
Approx 33 sq m / 353 sq ft



First Floor
Approx 32 sq m / 343 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	