



132 HUME STREET WARRINGTON, WA1 3QT

£122,500
LEASEHOLD

Offered with no onward chain this two bed mid terraced property on Hume Street would be a fantastic way for a first time buyer to get on the property ladder. It would also make a fantastic buy to let investment.

The property itself is in good condition but just waiting for someone to put their own stamp on it with a little TLC. Hallway entrance leads to generous knocked through lounge/ dining room which is both light and spacious. Downstairs high gloss kitchen with range and wall units and complimentary worktops. Well proportioned rear garden.

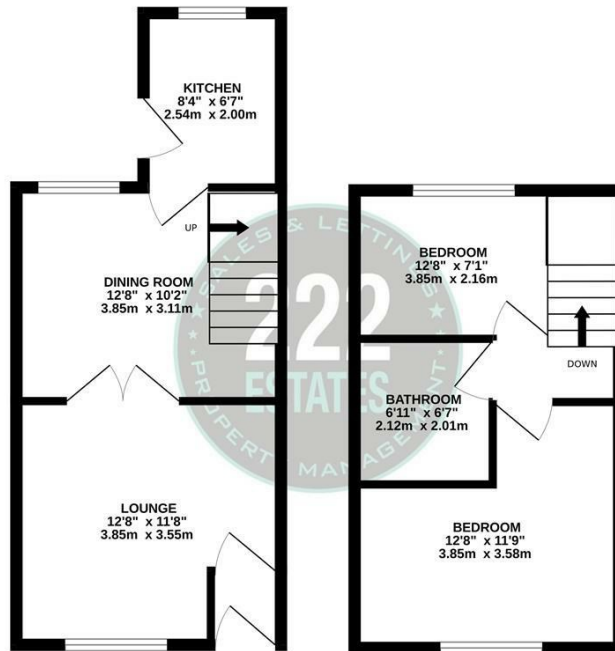
To the first floor there are two bedrooms along with bulkhead family bathroom.

Please give 222 Estates a call to book a viewing at your earliest convenience!



GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation 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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