



## 130 Hume Street, Warrington, WA1 3QT

£150,000



TERRACE HOUSE. TWO BEDROOMS. TWO RECEPTION ROOMS. OPEN PLAN STAIR CASE. GROUND FLOOR BATHROOM. LEASEHOLD TITLE. MAINTENANCE FREE YARD. £20 GROUND RENT. EXCELLENT LOCATION. VACANT POSSESSION.

Well-presented two-bedroom home offering generous and versatile living space, ideally located 1/2 mile of Warrington Town Centre. The property benefits from two spacious reception rooms, providing flexible living and dining areas, along with a fitted kitchen to the rear and a modern family bathroom. To the first floor are two well-proportioned bedrooms.

Externally, the property offers a maintenance free rear yard with storage shed. Ideally suited to first-time buyers, small families, or investors, the home is conveniently positioned near local amenities, schools, and excellent transport links, including nearby rail connections to Manchester and Liverpool.

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- SMALL GROUND RENT TBC
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