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21 Fothergill Street, Warrington, WA1 3QQ

Offers In The Region Of £150,000

Nestled in the charming area of Fothergill Street, Warrington, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors. The property boasts a warm and inviting atmosphere, perfect for creating a comfortable home.

As you step inside, you will find a well-proportioned living space that is both functional and stylish. The layout is designed to maximise space, allowing for a seamless flow between the living and dining areas. Natural light floods the rooms, enhancing the welcoming ambiance throughout.

The two bedrooms are generously sized, providing ample room for relaxation and rest. Each room offers the potential for personalisation, making it easy to create your own sanctuary. The property also features a well-equipped kitchen, ideal for those who enjoy cooking and entertaining.

Outside, the terraced design offers a quaint garden space, perfect for enjoying the fresh air or hosting small gatherings. The location is conveniently situated near local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike.

With its charming character and prime location, this terraced house on Fothergill Street is a wonderful opportunity to embrace a comfortable lifestyle in Warrington. Whether you are looking to buy or rent, this property is sure to impress. Don't miss the chance to make it your own.

Entrance Hallway



Entrance hallway with Upvc front door, access to stairs and door leading to lounge and dining room

Dining Room



An ample and well-proportioned dining area provides an inviting space ideal for both everyday family meals and entertaining guests. A double-glazed uPVC window to the front elevation allows for plenty of natural light, creating a bright and welcoming atmosphere throughout the day. The room is further enhanced by a charming feature fireplace, offering a stylish focal point that adds warmth and character to the space. A feature archway leads seamlessly through to the lounge area, creating an attractive flow between the rooms while maintaining a sense of openness perfect for modern living.

Lounge



A comfortable and well-presented lounge offering an ideal space for relaxation and everyday living. The room is centred around a feature inset gas fire, creating an attractive focal point and adding a warm, cosy atmosphere. A uPVC double-glazed window to the rear elevation allows natural light to fill the room while providing a pleasant outlook. A door leads conveniently through to the kitchen, ensuring a practical flow between the living and cooking spaces.

Kitchen



The kitchen is fitted with a range of base and wall-mounted units, providing ample storage and workspace for everyday cooking. It is equipped with an electric oven, gas hob and extractor fan, offering practical facilities for meal preparation. An aluminium sink with mixer tap is conveniently positioned beneath a uPVC double-glazed window to the rear elevation, allowing natural light to brighten the room. The kitchen also benefits from plumbing for a washing machine, making it a functional and well-arranged space for day-to-day living.

Landing

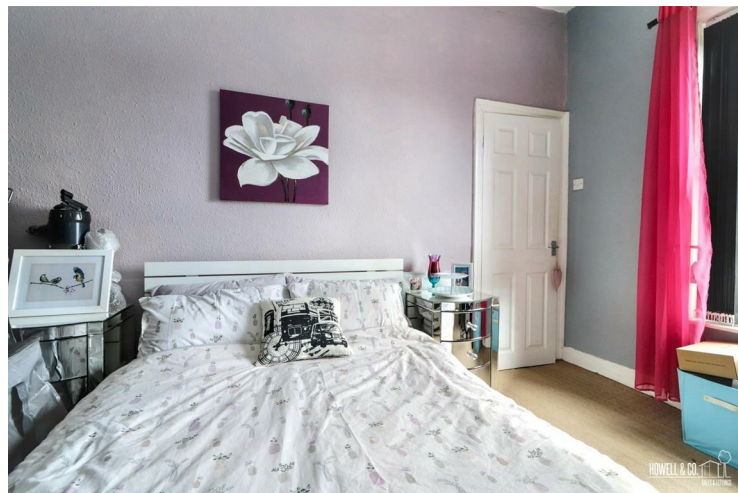
With access to two double bedrooms and family bathroom.

Master Bedroom



A good-sized double bedroom offering a comfortable and well-proportioned space. The room benefits from attractive wood flooring, adding both warmth and character while complementing a variety of interior styles. A uPVC double-glazed window to the rear elevation allows for plenty of natural light, creating a bright and pleasant atmosphere.

Bedroom Two



A well-proportioned double bedroom offering comfortable and

versatile accommodation. The room benefits from a uPVC double-glazed window to the front elevation, allowing for plenty of natural light. This room is ideal as a guest bedroom, additional family bedroom, or even a home office if required.

Family Bathroom



A well-appointed family bathroom featuring a three-piece white suite, including a low-level WC, pedestal wash hand basin, and a panelled bath. Part-tiled walls add a stylish and practical touch, while a uPVC double-glazed window to the rear elevation allows natural light to fill the room.

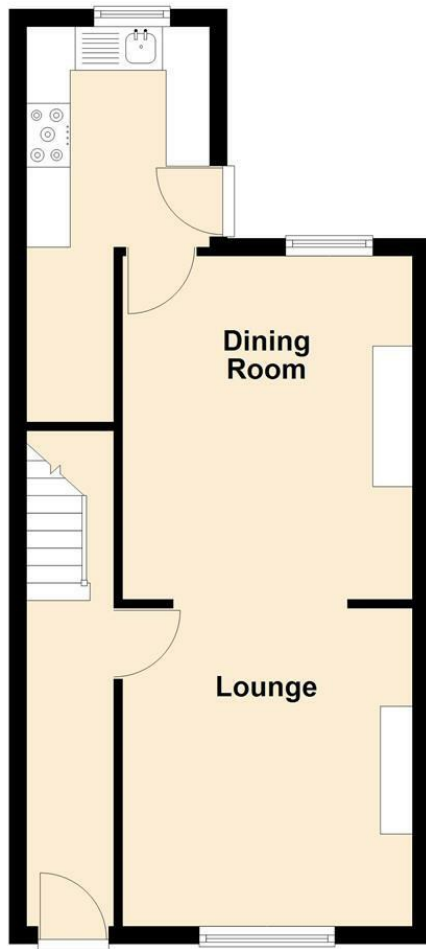
Outside Areas



An ample and versatile outdoor space, perfect for relaxation and entertaining. The enclosed courtyard provides privacy and security, while a handy shed offers convenient storage. Gated access to the rear adds practicality and ease of entry, making this outdoor area both functional and enjoyable for everyday use.

Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)

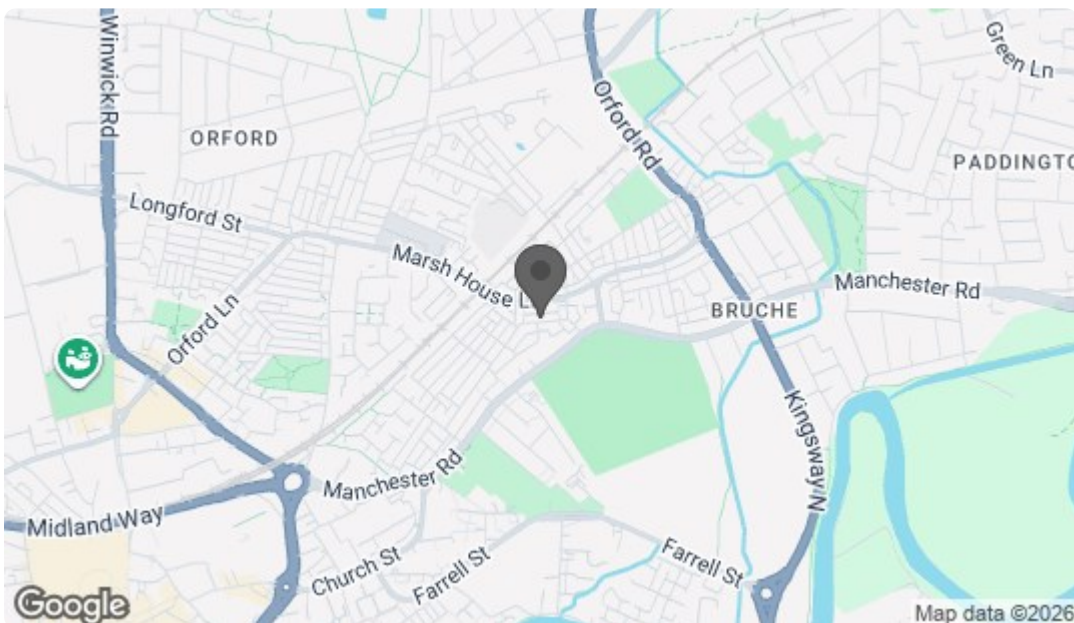


First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		