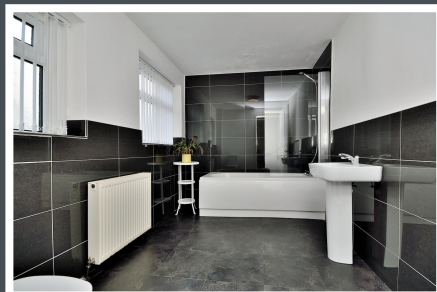




Hume Street, Warrington, Cheshire



Offers Over

£98,000



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Recently Renovated
- Two Bedrooms
- Spacious Lounge
- Modern Bathroom
- Popular Location
- First Time Buyer Home
- Gas Central Heating
- Rear Yard
- Double Glazed
- EPC Rating: D



DESCRIPTION

A wonderful recently renovated property in a popular location near to Warrington Town Centre. With two bedrooms, a spacious lounge, a modern kitchen and a contemporary bathroom this really is perfect for an investor or a first time buyer looking to get on the property ladder.

Access to this delightful terrace property is via the front door into the large open plan lounge, you will also find a modern kitchen to the rear. Upstairs there are two double bedrooms and a generous three piece family bathroom.

GARDENS

This lovely property has a yard to the rear fully enclosed for privacy.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Lounge 3.73m x 3.70m
- Dining Room 3.70m x 3.70m
- Kitchen 3.34m x 2.12m

FIRST FLOOR

- Landing
- Master Bedroom 3.73m x 3.30m
- Bedroom Two 3.70m x 2.00m
- Bathroom 3.34m x 2.12m

LOCATION

This property is an area of Warrington located within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsbury's. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities through the UK.



DISTANCES

- Warrington Town Centre 1 miles
- Manchester Airport 18 miles via M56
- Liverpool City Centre 20 miles via M62
- Manchester City Centre 20 miles via M56
- Chester City Centre 23 miles via M56

(Distances quoted are approximate)



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via BT)

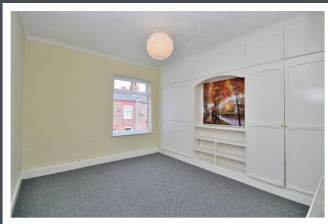
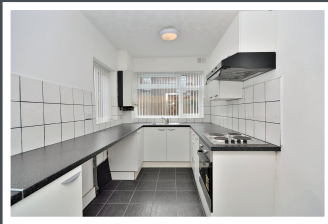
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: A
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC
	67	76		63	72

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



mark antony

SALES & LETTING AGENTS

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com

Tel: **01925 267070**