



# Algernon Street, Warrington, Cheshire



Asking Price Of

**£104,000**



mark antony

SALES & LETTING AGENTS

## HIGHLIGHTS

- Perfect First Time Buyer Home
- Spacious Bathroom
- Terrace Property
- New Boiler
- Two Reception Rooms
- New Paved Patio Area
- Kitchen
- Parking to the Rear
- Two Double Bedrooms
- EPC Rating: E

## DESCRIPTION

This wonderful terrace property in the Heart of Warrington Town Centre is perfect for first time buyers or investors looking to expand their portfolio. With a delightful lounge, dining room, kitchen, two double bedrooms and a spacious family bathroom this really is a lovely home in a popular area. There is a newly paved rear yard with the added benefit of a garage door for parking.

This property has been recently decorated with new flooring throughout and also a new boiler. Downstairs there are two good sized reception rooms with fitted kitchen. Upstairs there are two double bedrooms and a the bathroom.

## EXTERNALLY

This lovely property has a recently paved rear yard perfect for alfresco dining with the added benefit of a garage door if you would like to park your car.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 3.4m x 2.9m
- Dining Room 4.0m x 3.1m
- Kitchen 2.3m x 2.3m

### FIRST FLOOR

- Landing
- Bedroom One 3.8m x 3.4m
- Bedroom Two 4.0m x 2.4m
- Bathroom 2.3m x 2.3m

## SERVICES

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



## 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 Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities thorough the UK.

## DISTANCES

- Warrington Town Centre 2 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)



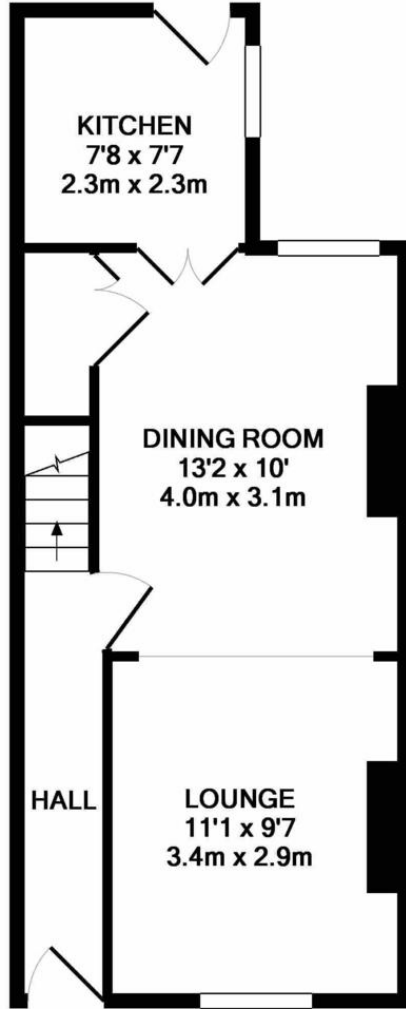
## GENERAL INFORMATION

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

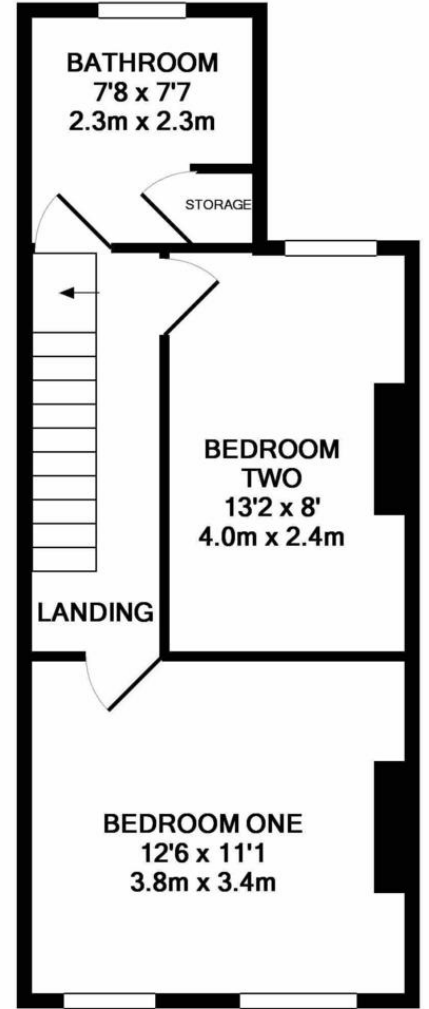
## Contents, Fixtures and Fittings

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





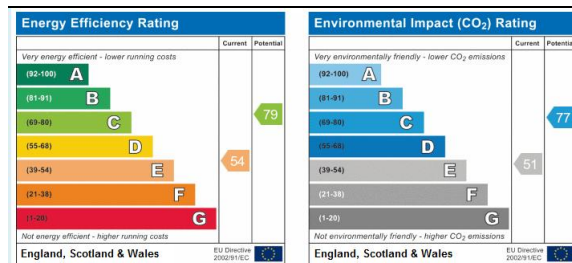
GROUND FLOOR



1ST FLOOR

**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.



**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



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