



178 BATTERSBY LANE WARRINGTON WA2 7EX

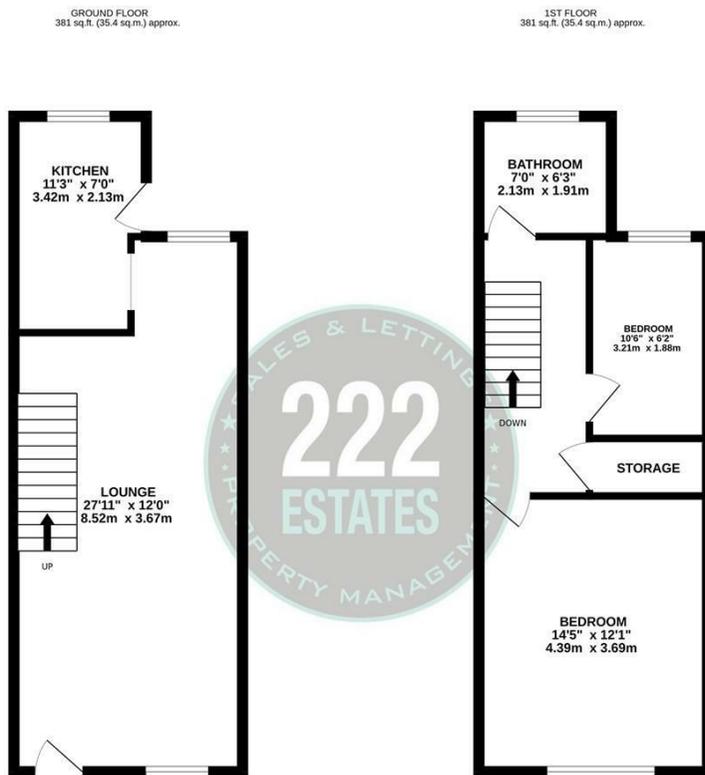
£125,000
LEASEHOLD

For sale with no onward chain this two bedroom mid terraced property is positioned in a great location within walking distance to Warrington Town Centre. Would ideally suit either a property investor or first time buyer who would purchase the property and give it some TLC!

Very well proportioned knocked through lounge to the ground floor leads to kitchen to rear in need of some work. Suntrap rear garden to the rear. To the first floor there are two bedrooms (generous master to the front) as well as storage room in the middle which has been used as an office room previously. Modern bathroom to rear.

Please give 222 Estates a call to book a viewing as this will not be on the market long!





GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, 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 operability or efficiency can be given. Made with Metropix ©2020.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(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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