



175 LONGFORD STREET WARRINGTON, WA2 7PX

£145,000
LEASEHOLD

Nestled on Longford Street in Warrington, this charming house presents an excellent opportunity for those looking to make a home their own. With two spacious double bedrooms, this property is perfect for couples, small families, or individuals seeking extra space. The open-plan lounge, which has been thoughtfully knocked through, creates a welcoming atmosphere, ideal for both relaxation and entertaining.

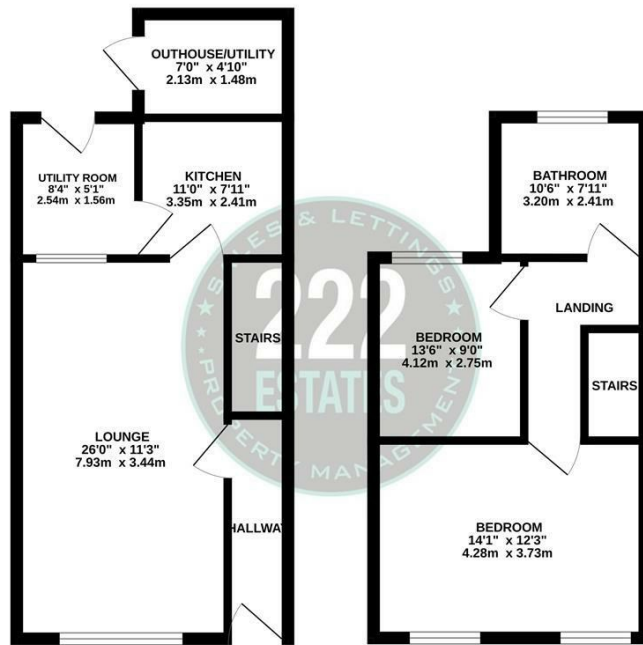
At the rear, you will find a lean-to that adds versatility to the property, along with a secondary utility room and a garage, providing ample storage and practical space for everyday needs. The layout is designed to offer both comfort and functionality, making it easy to envision personal touches that will truly make this house a home.

Situated in an excellent location, this property is within walking distance to Warrington Town Centre, where you can enjoy a variety of shops, restaurants, and local amenities. Additionally, for those



GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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	

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