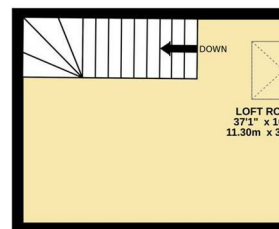
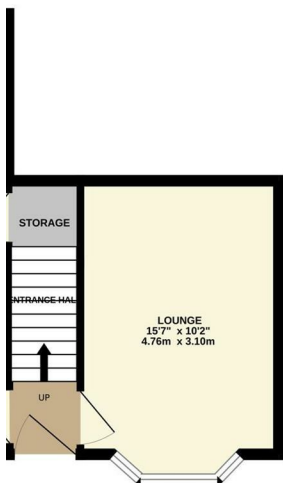


.00R  
(q.m.) approx.

1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.

2ND FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



2 BEDROOM TERRACE WITH LOFT ROOM

TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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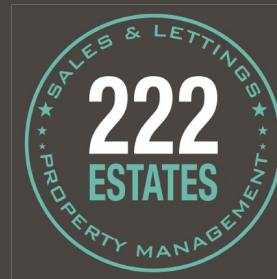
## 13 KINGSWAY SOUTH WARRINGTON, WA4 1LT

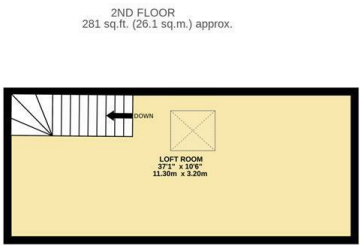
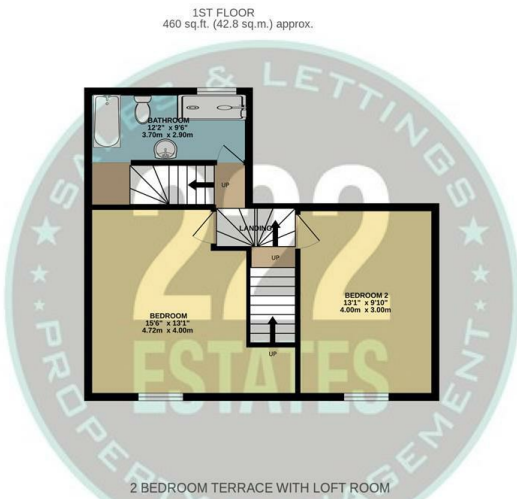
£210,000  
FREEHOLD

Situated in the hugely popular Latchford village of Warrington, this delightful terraced house offers a perfect blend of modern living and classic character. Built post 1910, the property boasts two spacious double bedrooms, making it an ideal home for couples or small families.

As you enter, you are welcomed by a large Livingroom that provides ample space for relaxation and entertaining. The recently fitted open-plan kitchen & dining room is both stylish and functional ensuring that meal preparation is a pleasure for entertaining guests.

The contemporary first floor bathroom offers separate bath & shower cubicle, which has also been recently updated, offering a fresh and clean space for your daily routines.

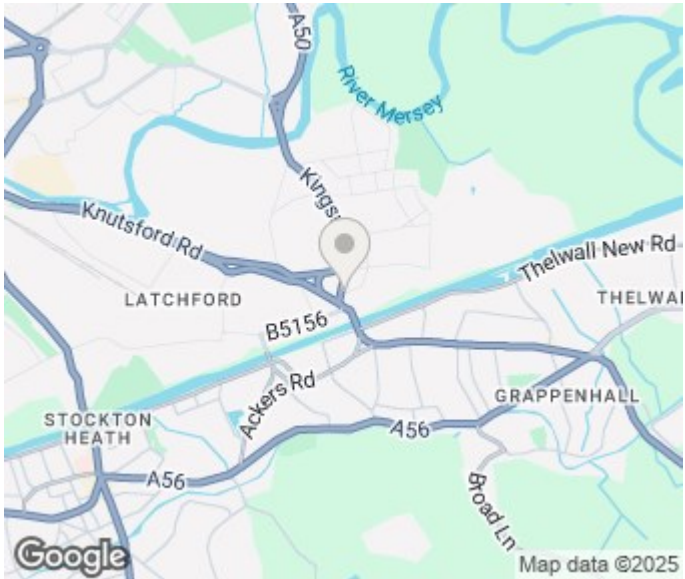




TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

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		
(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	

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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