



## 49 GORSEY LANE WARRINGTON, WA1 3PR

£155,000  
LEASEHOLD

Offered with NO ONWARD CHAIN this two bedroom mid terraced property would be an ideal first time purchase or would also make a great buy to let. Its situated in a cracking spot within a minutes walk of Oakwood Primary (literally on the next street). It is just a short drive from Warrington Town Centre as well as excellent M6 and M62 motorway links.

The property itself would be perfect for someone wanting to purchase a property and put their own stamp on it. A first time buyer for example could purchase the property and give it some TLC as they go along! It has a recently fitted boiler with a 10 year warranty on it!

Internally the property comprises; generously sized knocked through lounge leading onto kitchen to rear and in turn onto private rear garden.

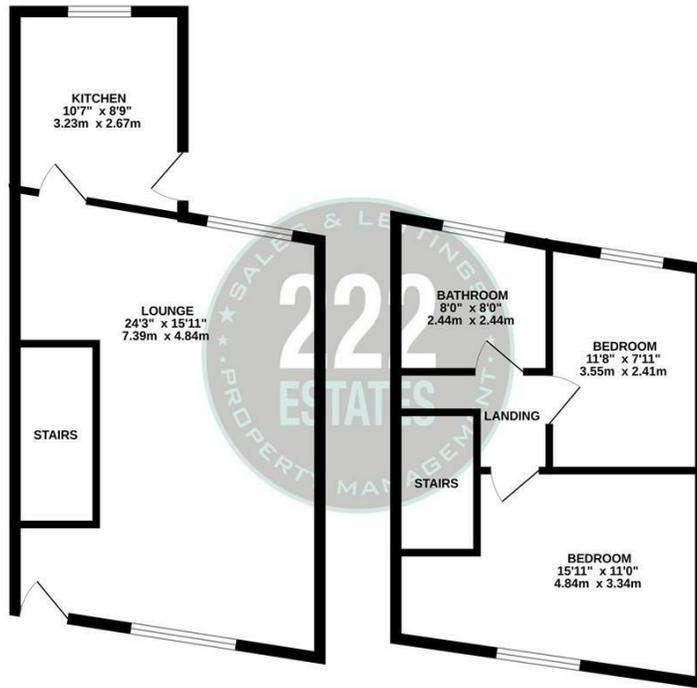
To the first floor there is the family bathroom along with well proportioned master bedroom to the front and second bedroom to the rear.

Please give 222 Estates a call to book a viewing straight away!



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 Merago C2025



| Energy Efficiency Rating                    |              |           |
|---|--------------|-----------|
|   | Current      | Potential |
| Very energy efficient - lower running costs |              |           |
| (92 plus) <b>A</b>                          |              |           |
| (81-91) <b>B</b>                            |              |           |
| (69-80) <b>C</b>                            |              |           |
| (55-68) <b>D</b>                            |              |           |
| (39-54) <b>E</b>                            |              |           |
| (21-38) <b>F</b>                            |              |           |
| (1-20) <b>G</b>                             |              |           |
| Not energy efficient - higher running costs |              |           |
| <b>England &amp; Wales</b>                  | 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

222 Estates Lettings and Sales  
 222 Orford Lane Orford  
 Warrington  
 Cheshire  
 WA2 7BB

01925 499599  
 info@222estates.co.uk  
 www.222estates.co.uk

