

**Slater Street, Warrington, WA4 1DN**  
**Offers In The Region Of £140,000**  
**Council Tax Band: A**



OPEN DAY FRIDAY 28TH MARCH. ENQUIRE NOW FOR MORE INFO!

Nestled on the charming Slater Street in Warrington, this delightful mid-terrace house offers a perfect blend of modern living and classic character. Built in 1910, the property has been meticulously maintained and is presented in excellent condition, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

Spanning an impressive 807 square feet, the home features two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The open-plan living area creates a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The property boasts two comfortable bedrooms, ensuring a restful night's sleep for all occupants.

The bathroom is thoughtfully designed, catering to both functionality and style. Outside, you will find a lovely garden, offering a private outdoor space to enjoy the fresh air, while the added benefit of parking ensures convenience for residents and guests alike.

This property is not only a charming home but also a fantastic opportunity to embrace the vibrant community of Warrington. With its excellent condition and desirable features, this mid-terrace house on Slater Street is sure to attract interest. Do not miss the chance to make this delightful property your own.



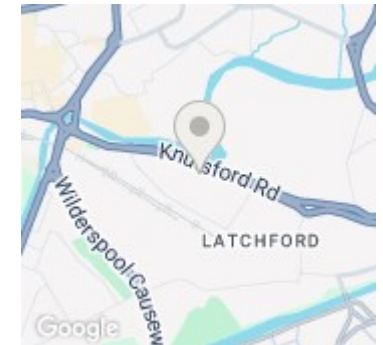
The Hive Sankey Street, Warrington, WA1

1XG

01925 987 085

info@real5estates.com

www.real5estates.com



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		
	67	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	