



2 bed terraced house to buy in

Warrington Road, Whiston, Prescot,
Merseyside, L35 2UA

£110,000 Starting Bid






 x2  x1  x2

Tenure

Freehold

On Street parking

Property features

-  Cash Buyers Only
-  Immediate 'exchange of contracts' available
-  Close to local shops, schools and transport links
-  Fitted kitchen with built in
-  EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

A two-bedroom, garden-fronted terraced home, ideally located within walking distance of Whiston Hospital. The property benefits from close proximity to local shops, reputable schools, public transport links, and easy access to major motorways. The spacious accommodation briefly comprises an entrance hall, a comfortable lounge, a separate sitting room, and a fitted kitchen. To the first floor are two well-proportioned bedrooms, a study, and a family bathroom. Externally, the property features a private rear garden along with a small front garden with steps leading to the front door. Early viewing is highly recommended to fully appreciate the space and location on offer. EPC Rating: E

We have been advised that due to the results of a previous survey the property is being sold to cash buyers.

Entrance Hall - Grey laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation. Original cornice.

Lounge - 4.29m x 3.40m (14'1 x 11'2) - UPVC double glazed bay window to the front aspect. Grey laminate wood effect flooring. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Central heating radiator. Picture rail.

Dining Room - 4.32m x 3.73m (14'2 x 12'3) - UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Feature fireplace. Central heating radiator. Understairs storage cupboard.

Kitchen - 3.76m x 2.46m (12'4 x 8'1) - UPVC double glazed windows to the rear and side aspects. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Plumbed for an automatic washing machine. Tiled splashbacks. Central heating radiator.

Landing - UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One - 4.60m max x 3.43m (15'1 max x 11'3) - Two UPVC double glazed windows to the front aspect. Central heating radiator. Built in storage cupboard

Bedroom Two - 3.71m x 2.64m (12'2 x 8'8) - UPVC double glazed window to the rear aspect. Central heating radiator.

Study - 1.68m x 1.35m (5'6 x 4'5) - UPVC double glazed window to the side aspect.

Bathroom - UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with mixer tap, a pedestal wash hand basin and a low level wc. Part tiled walls. Heated towel rail.

External - At the rear of the property is a paved garden with a garden shed. Water supply. Gate to the rear.

The front has a small garden with steps up to the front door

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

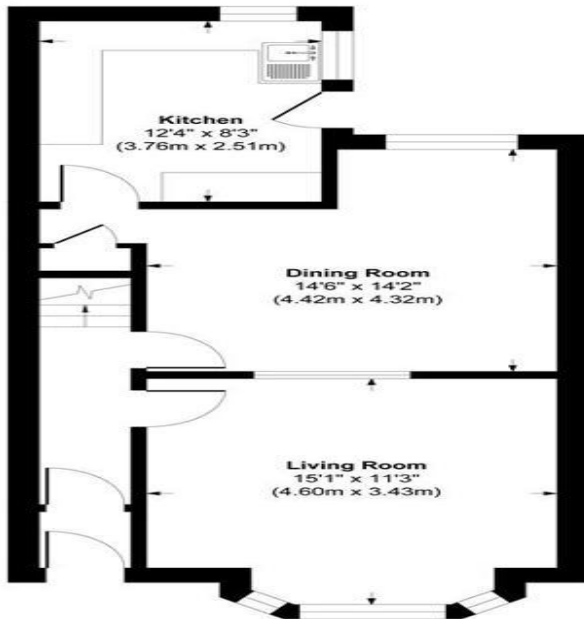
Water meter: No

Sewerage: Standard UK domestic

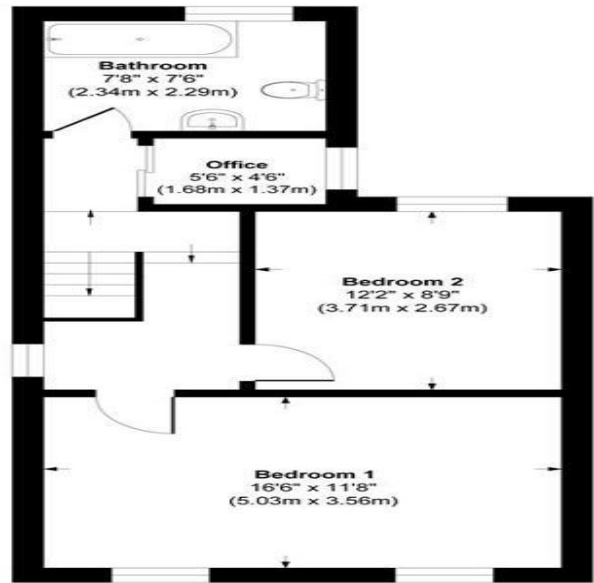
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Ground Floor
Approximate Floor Area
568 sq. ft
(52.76 sq. m)



First Floor
Approximate Floor Area
518 sq. ft
(48.12 sq. m)

Approx. Gross Internal Area 1086 sq. ft / 100.88 sq. meters
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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