



## 2 bed end of terrace house to buy in WA5

Wellfield Street, Warrington, Cheshire, WA5 1AZ

**£100,000** Starting Bid

 x2
  x1
  x2

Tenure

**Leasehold**

## Property features

- ✓ Two Bedrooms
- ✓ End Terrace
- ✓ Sought after location
- ✓ Two reception rooms
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.

Offered for sale via the Modern Method of Auction, this attractive garden-fronted two-bedroom end-terrace property is ideally located in the popular area of Sankey Bridges, benefiting from excellent nearby amenities including Warrington town centre, Warrington Hospital, and convenient motorway links.

Internally, the property is accessed via an entrance hallway which leads into two well-proportioned reception rooms, providing flexible living and dining space. The accommodation continues with a modern fitted kitchen, designed for practicality and everyday use.

To the first floor, there are two generous double bedrooms, both offering good proportions and natural light. The landing is notably spacious, giving a sense of openness to the upper floor, alongside a large modern family bathroom fitted with a contemporary three-piece suite.

Externally, the property features a yard to the rear, providing outdoor space with the added benefit of side access for convenience. To the front, the home enjoys a traditional garden-fronted position, enhancing kerb appeal.

This property presents an excellent opportunity for a range of buyers, offering well-balanced accommodation in a well-connected and established residential location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 838

Price: Starting Bid £100,000

Property Type: End of terrace house

Parking: On Street

Year built: 1884

Construction materials: Brick and block

Roofing type: Slate tiles

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: No

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

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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](http://www.mandairs.co.uk)**

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