



Lord Nelson Street Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Onward Chain
- ❑ Investment Opportunity
- ❑ Renovation Project
- ❑ Convenient Location
- ❑ Lots of Potential
- ❑ Two Bedrooms
- ❑ Ample Storage Space
- ❑ Close to Town Centre
- ❑ On Street Parking
- ❑ Fantastic Rental Yield



DESCRIPTION

An excellent investment opportunity, this property also makes a perfect project for first time buyers. Located within walking distance to Warrington Town Centre, this property boasts great potential with no onward chain and is not to be missed.

Entry into this home is via the front door leading into the spacious lounge. There is a kitchen diner as well as a large utility room at the back. Heading up toward the first floor there are two good sized rooms and a convenient shower room.



GARDEN

This home benefits from a rear yard with ample storage space which could make the ideal space for alfresco dining. On street parking is available.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Lounge 3.70m x 3.70m
- Dining Kitchen 3.71m x 3.30m
- Utility Room 2.26m x 3.98m

FIRST FLOOR

- Landing
- Bedroom One 3.66m x 3.70m
- Bedroom Two 3.71m x 1.86m
- Shower Room 2.80m x 1.74m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (Via BT)

LOCATION

Howley is a district located on the banks of the River Mersey and just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. There's also a great selection of scenic walks nearby along the banks of the river. Howley is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance and the M62 is under 3 miles away.

DISTANCES

- Warrington Town Centre 10 Minute Walk
- Manchester Airport 16 miles via M56
- Manchester City Centre 19 miles via M62
- Liverpool City Centre 20 miles via M62
- Chester City Centre 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: A

Ground Rent: TBC

Service Charges: TBC

Tenure: Leasehold

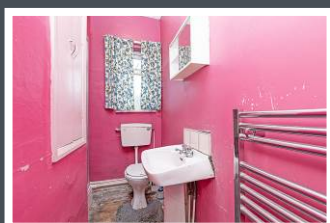
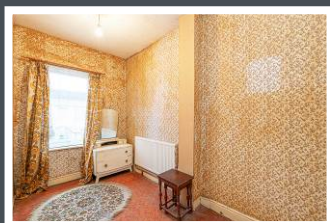
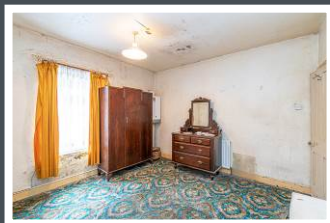
Lease Remaining: 889 Years

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

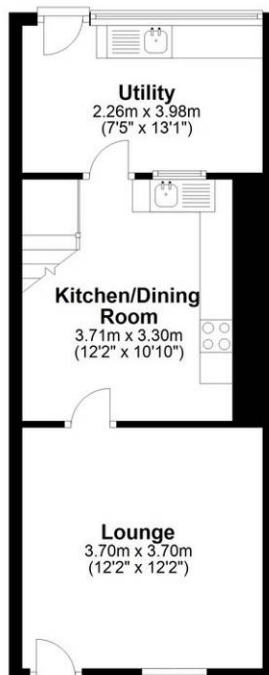
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





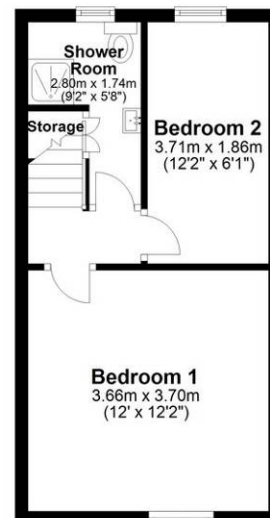
Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)

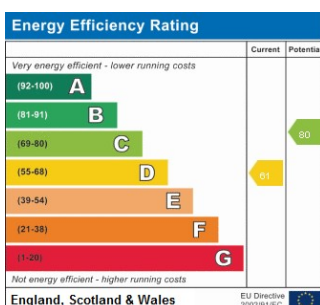


Total area: approx. 64.9 sq. metres (698.5 sq. feet)



IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



mark antony
SALES & LETTING AGENTS

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**