



Margaret Avenue, Warrington, Cheshire

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Asking Price £235,000



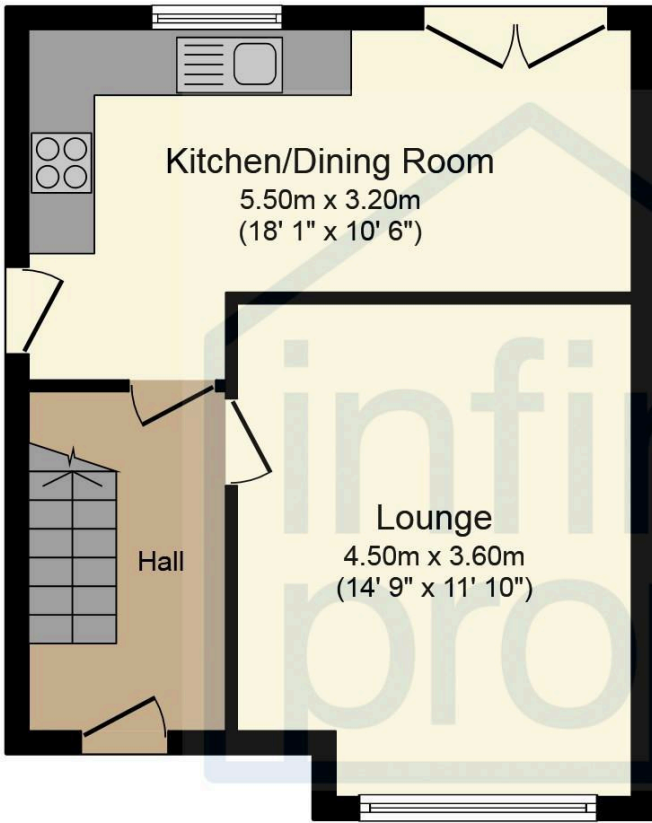


Welcome to this charming semi-detached property, situated in a sought-after location close to nearby schools and local amenities. This delightful home is perfect for families seeking a property with plenty of potential as it needs modernising, allowing you to put your own personal stamp on it. The property has been well maintained previously and is double glazed throughout and a modern combi boiler has been installed. As you enter, you will find a bright and spacious reception room, featuring large windows that flood the room with natural light. The room is enhanced by a cosy fireplace, creating a warm and inviting atmosphere. Adjacent to the reception room is an open-plan kitchen with a dining space, perfect for entertaining friends and family. The kitchen also boasts doors leading out to the garden, providing easy access for outdoor dining or hosting summer barbecues. The property comprises three well-proportioned bedrooms, offering comfortable living arrangements for the whole family. The master bedroom and the second bedroom are both doubles, providing ample space for relaxation and rest. The third bedroom is a single room, ideal for use as a home office or nursery. The bathroom features built-in storage, providing additional space for all your essentials. Externally, this home boasts a garage, providing secure parking for your vehicle, as well as a gated driveway. The garden offers a tranquil retreat, perfect for enjoying the outdoors and hosting social gatherings. In addition, this property benefits from its location within a strong local community and close proximity to green spaces, allowing you to explore and enjoy the surrounding nature. Don't miss out on this fantastic opportunity to create your dream home. Contact us today to arrange a viewing! Being sold with NO CHAIN, on a leasehold basis. The lease has 900+ yrs remaining with ground rent of £10 per annum.

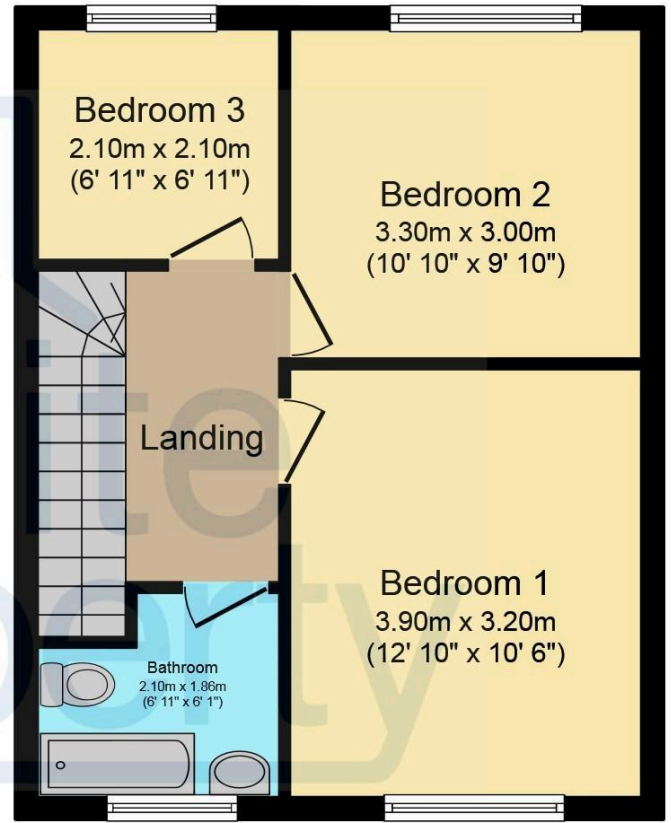








**Ground Floor**



**First Floor**

Total floor area 75.3 sq.m. (811 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	88
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## OPENING HOURS

Monday to Friday 9-5:30, Saturday 9 -2

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