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Derby Drive, Warrington, Cheshire

Asking Price £190,000

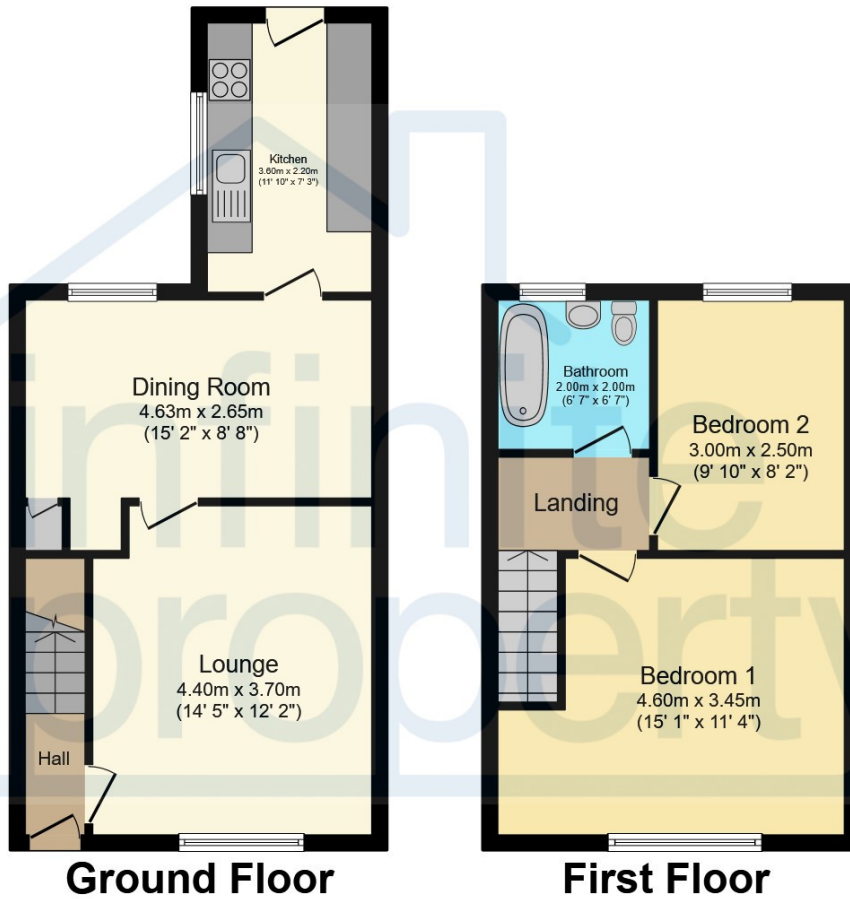


Situated on a quiet residential street, overlooking Bruche park, this large 2 bedroom terraced home offers both a large front and large rear garden, and 2 reception rooms. With central heating and fully double glazed the property suits modern living standards. Early viewing is highly recommended. The property comprises of: Entrance hallway, lounge with electric fireplace, dining room with understairs storage, and galley style kitchen. Upstairs there are 2 bedrooms, and a bathroom with shower over the bath.

Externally there is a rear garden with a lawn and patio, and a front garden.

Being sold with NO CHAIN, on a freehold basis.





Ground Floor

First Floor

Total floor area 74.3 sq.m. (800 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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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