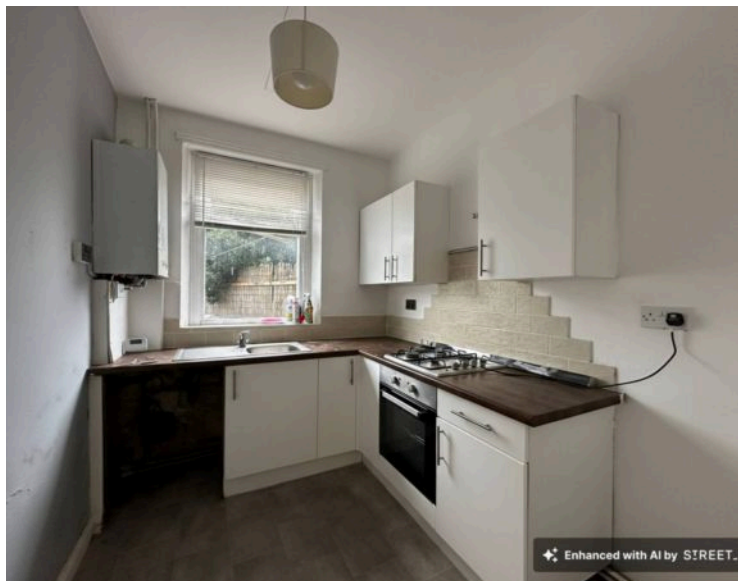


38 Fothergill Street, Warrington

£140,000 Leasehold

Large than average 2 bed terraced home in popular area • Upstairs bathroom, and additional utility area extension at the rear • Opportunity to modernise and create wonderful home • Ideal location for Warrington town centre, as well as local amenities • Being sold with no onward chain having previously been rented • 2 large reception rooms • Rear garden





Step inside this larger-than-average two-bedroom terraced home, perfectly positioned in one of Warrington's sought-after neighbourhoods. This inviting property welcomes you with two generous reception rooms, offering ample space for relaxing evenings or entertaining guests. The spacious layout continues into a well-proportioned kitchen and a highly practical utility area extension at the rear, providing an excellent opportunity to tailor the space to your own tastes and lifestyle.

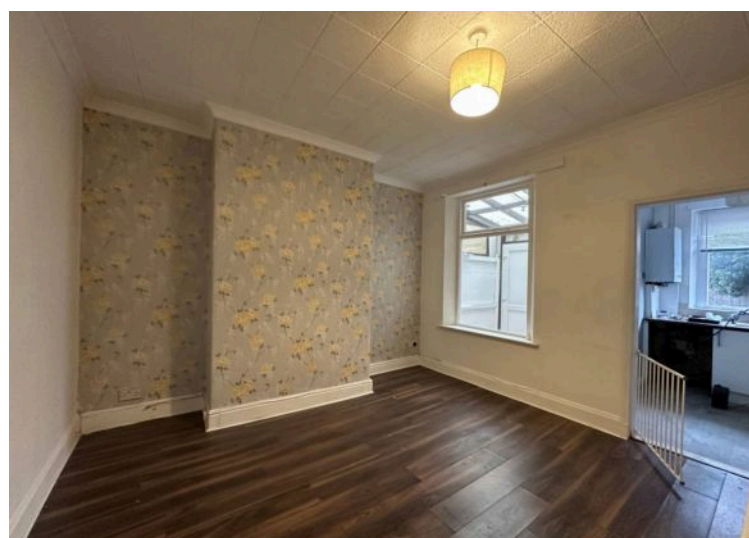
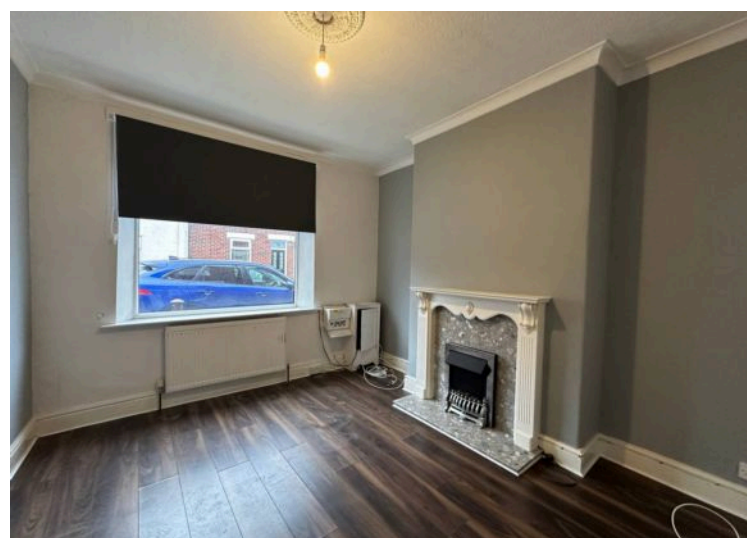
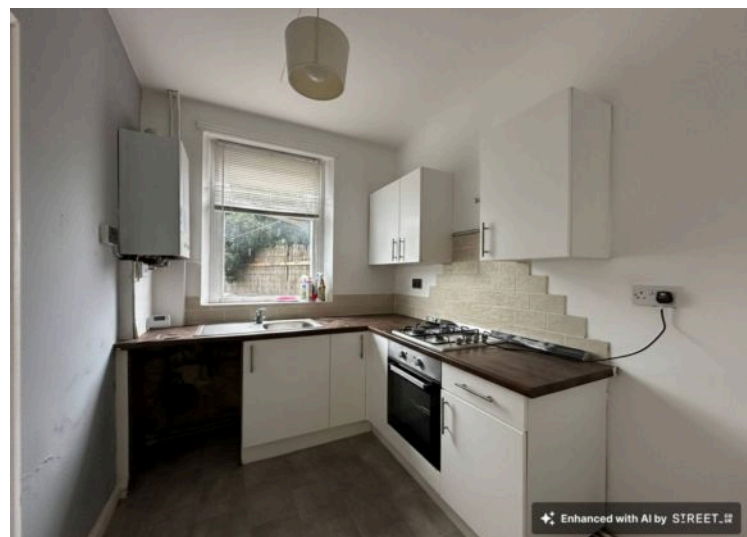
The rear garden offers a private outdoor haven, perfect for summer gatherings, gardening or simply unwinding after a busy day.

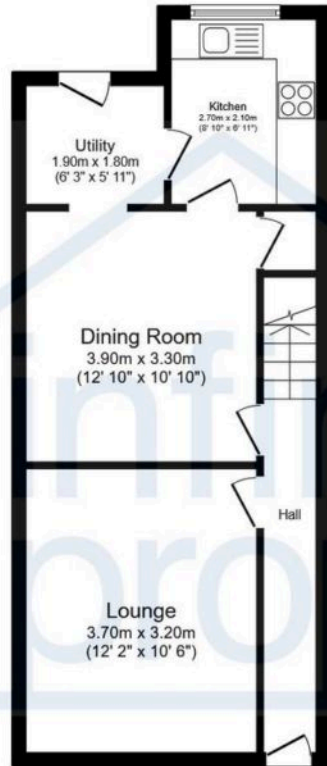
Upstairs, you will find two comfortable double bedrooms and a bright family bathroom, all ready to be transformed into a stylish and contemporary retreat. This home presents a wonderful opportunity for those looking to modernise and create their dream home, whether you are a first-time buyer, young family or investor. With no onward chain and a history of long-term rental, the property is ready for immediate occupation or refurbishment.

Conveniently located for easy access to Warrington town centre, you will enjoy a wealth of amenities on your doorstep, including supermarkets, popular dining options and excellent transport links by road and rail. Essential services such as schools, hospitals and parks are all within easy reach, making this an ideal location for families and professionals alike.

This property is being sold on a leasehold basis with almost 900 years remaining and a ground rent of just £3 per annum. Don't miss the chance to secure this promising home in a prime location - enquire now to arrange your viewing.

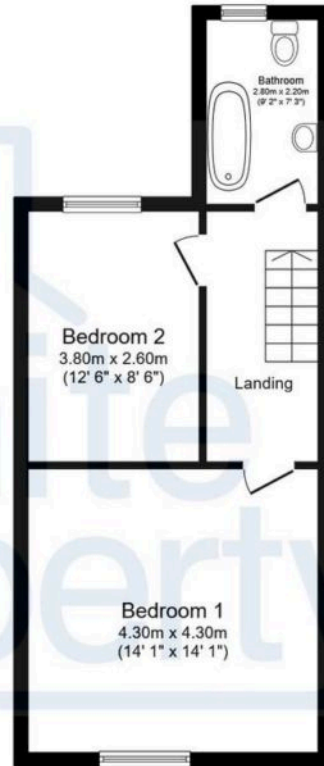






Ground Floor

Floor area 46.6 sq.m. (502 sq.ft.)



First Floor

Floor area 41.0 sq.m. (441 sq.ft.)

Total floor area: 87.7 sq.m. (943 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io