

Lexden Street, Warrington

No Onward Chain • Desirable Location • Two Bedrooms • New Glow Worm Combi Boiler • Garden • Close To Local Amenities • Investment Opportunity • First Time Buyers • Well Maintained • Close To Transport Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this charming property, you're welcomed by a spacious living room filled with natural light, creating a warm and relaxing space to unwind. The open-plan layout flows effortlessly into the dining area and through to the kitchen, which provides a practical and inviting setting for preparing home-cooked meals. The family bathroom is also conveniently located on the ground floor.

Heading upstairs, you'll find two generously sized bedrooms, each offering a peaceful retreat ideal for rest and relaxation.



GARDEN

At the rear of the property, a garden offers the perfect setting for soaking up the summer sun or hosting memorable family gatherings.



LOCATION

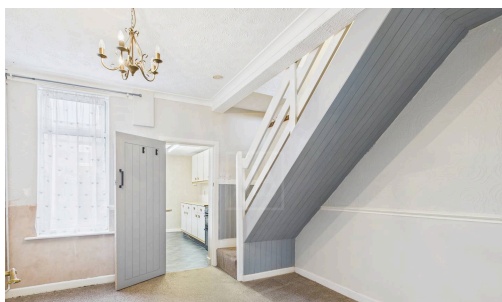
Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools.

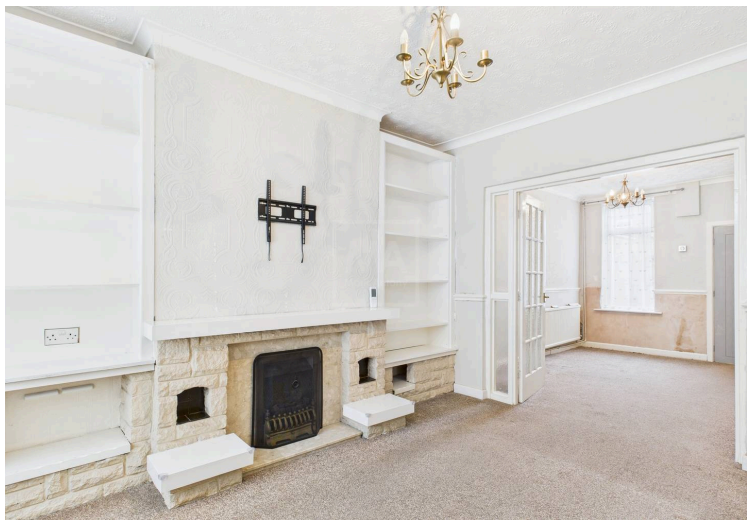
GENERAL INFORMATION

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



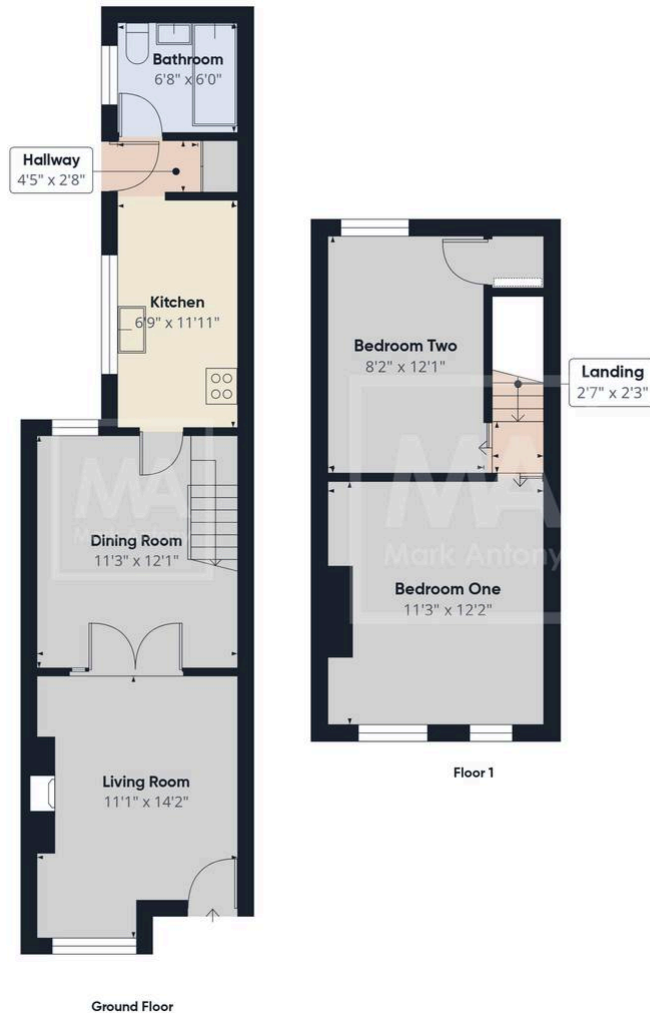




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Approximate total area^m

674 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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