



# Willis Street, Warrington, Cheshire



mark antony

SALES & LETTING AGENTS



## HIGHLIGHTS

- Possibility of No Onward Chain
- Two Double Bedrooms
- Close to Warrington Town Centre
- Loft Conversion
- Bay Fronted Property
- Large Bathroom
- Open Plan
- Spacious Living
- Lounge / Diner
- Near Local Amenities



## DESCRIPTION

A spacious bay fronted mid-terraced property within walking distance of Warrington town centre. This two double bedroom property has an open plan lounge/diner, stylish kitchen and a loft conversion. This is a fantastic opportunity for a first time buyer or investor and is not to be missed.

Access into this wonderful home is via a welcoming hallway leading into an open plan lounge / dining room with access to the garden, as well as a stylish kitchen. The first floor accommodates two double bedrooms and family bathroom, with access to a converted loft room.



## EXTERNAL

The garden to the rear of the property provides a large and open space that is perfect for Alfresco dining and provides maximal sunlight throughout the day.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 3.68m x 3.20m
- Dining Room 4.37m x 3.35m
- Kitchen 2.93m x 2.37m
- Storage

### FIRST FLOOR

- Landing
- Bedroom One 3.68m x 4.29m
- Bedroom Two 3.91m x 2.68m
- Bathroom 2.93m x 2.37m

### SECOND FLOOR

- Loft Room 4.82m x 4.29m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via BT)



## LOCATION

This property is located within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities thorough the UK.

## DISTANCES

- Warrington Central Station 18 minute walk
- Warrington Town Centre 22 minute walk
- Stockton Heath 40 minute walk
- Manchester Airport 17 miles via M56
- Manchester City Centre 19 miles via M62
- Liverpool City Centre 19 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

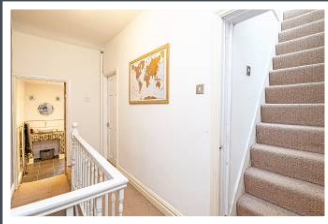
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** A  
**Ground Rent:** £3.45 pa  
**Service Charges:** N/A  
**Tenure:** Leasehold  
**Lease Remaining:** 873 Years  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

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

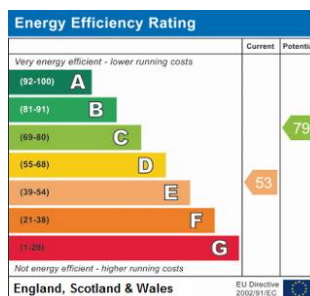
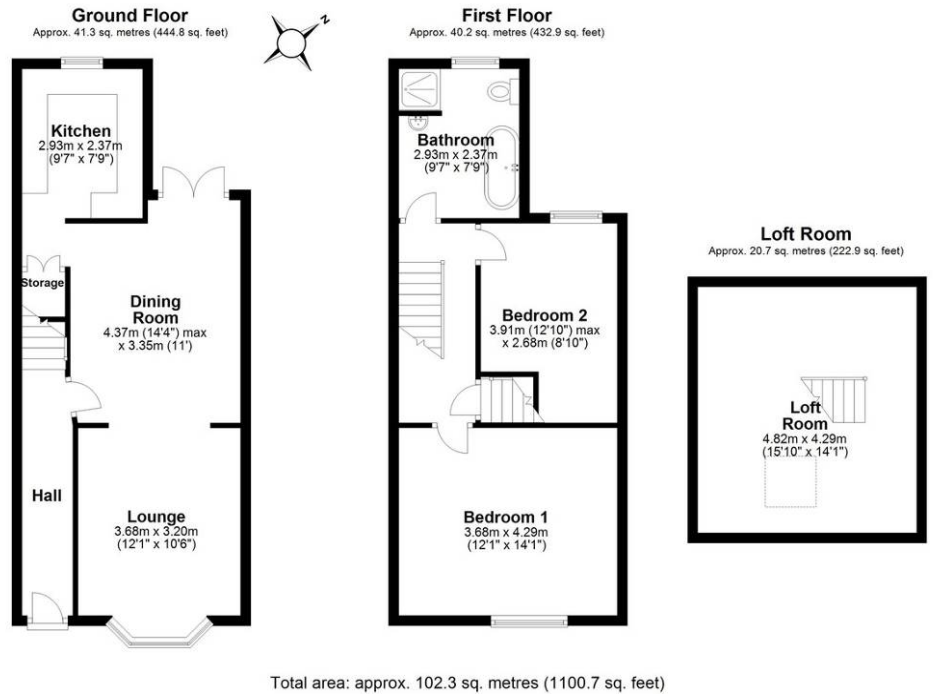






### IMPORTANT NOTICE:

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



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