



  
**Stone Cross**  
ESTATE AGENTS

**Church Street, Warrington**

**Offers in Excess of £89,950**

Offering to the market an ideal investment opportunity with no Chain. This mid-terraced property is situated on a main bus route offering links to nearby town centres. Situated a stones throw away from all the amenities that the village has to offer ie shops and primary/secondary schools. Comprising of lounge, kitchen, 2nd reception room/dining room, bathroom and two bedrooms. Externally there is parking at the front and to the rear is an enclosed yard.

- No Chain
- Two Reception Rooms
- Two Bedrooms
- Yard to the Rear
- Centrally Located

### **Entrance Hall**

UPVC double glazed door to the front elevation, tiled floor, ceiling light point and wall mounted radiator.

### **Reception Room Two**

11' 3" x 11' 0" (3.44m x 3.35m) UPVC double glazed window to the front elevation, tiled fireplace surround, ceiling light point and wall mounted radiator.

### **Lounge**

13' 1" x 11' 7" (3.98m x 3.52m) UPVC double glazed window to the rear elevation, featured tiled fire surround, ceiling light point and wall mounted radiator.



### **Kitchen**

9' 8" x 6' 5" (2.95m x 1.95m) UPVC double glazed window and door to the side elevation, selection of wall, base, drawer units, integrated electric oven, gas hob, under stairs storage, space for washing machine, part tiled walls, tiled floor and ceiling light point.

### **First Floor**

#### **First Floor Landing**

Loft access, ceiling light point, doors leading to bedroom 1, 2 and family bathroom.



#### **Bedroom One**

14' 8" x 11' 0" (4.47m x 3.36m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

13' 3" x 9' 7" (4.03m x 2.93m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



#### **Family Bathroom**

UPVC double glazed frosted window to the side elevation, 3 piece suite, wc, sink with cupboard, bath with integrated shower/tap, cupboard housing boiler, ceiling light point and wall mounted radiator.

### **Outside**

#### **Front**

to the front there is off road parking.

#### **Rear**

Wall enclosed stoned yard.



**Council Tax Band**

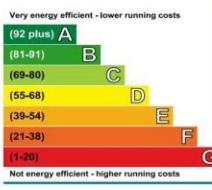
A

**Tenure**

Freehold

**Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.**



Energy Performance Certificate		HM Government	
47, Church Street, Golborne, WARRINGTON, WA3 3TP			
Dwelling type:	Mid-terrace house	Reference number:	8118-7123-5030-5911-5906
Date of assessment:	09 July 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 July 2018	Total floor area:	77 m <sup>2</sup>
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs of dwelling for 3 years:		£ 2,589	
Over 3 years you could save		£ 741	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 168 over 3 years	
Heating	£ 2,055 over 3 years	£ 1,494 over 3 years	
Hot Water	£ 267 over 3 years	£ 186 over 3 years	
Totals	£ 2,589	£ 1,848	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Internal or external wall insulation	£4,000 - £14,000	£ 501	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 75	
3 Low energy lighting for all fixed outlets	£30	£ 84	
See page 3 for a full list of recommendations for this property.			
<p>To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-grants-calculator">www.gov.uk/energy-grants-calculator</a> or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			

**Viewing of this property is strictly by appointment through Stone Cross Estate Agents.**

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Vendor approval ..... Date.....