



Manx Road, Warrington

Offers Over £365,000

 **Adams**

## Manx Road, Warrington

A substantial four bedroom semi-detached house located in a popular & convenient position on Manx Road, Warrington.

Features of the immaculate accommodation include; entrance hall, lounge, sitting room, an open plan kitchen / dining room, utility, first floor landing, four well proportioned bedrooms and a five piece family bathroom. The large, fully boarded loft storage area is accessed via a fixed staircase from the landing & could provide useful additional accommodation if required (subject to the necessary consents being obtained). Outside there is driveway parking for two cars at the front & a low maintenance West facing garden at the rear.

Early Viewing Advised.





## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

## Agents Notes

Tenure: Leasehold

Lease Term: 999 years from 5th July 1955 (930 years remaining)



Annual Ground Rent: £12 per annum.

Council Tax Band: C

Local Authority: Warrington Borough Council

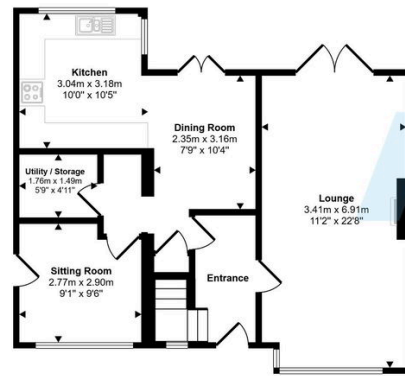
EPC Rating: TBC





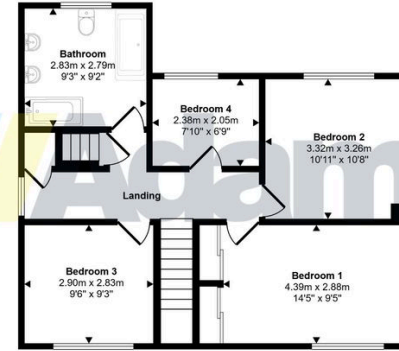


Approx Gross Internal Area  
161 sq m / 1736 sq ft

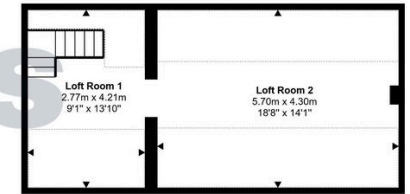


Ground Floor  
Approx 63 sq m / 682 sq ft

Denotes head height below 1.5m



First Floor  
Approx 61 sq m / 653 sq ft



Second Floor  
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sleepy 360.





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