



## Liverpool Road, Warrington

Offers In Region Of £180,000

2 1

Adams Estate Agents offer to market this beautiful elevated Victorian mid-terraced home which is situated within a much sought-after area close to well-regarded Schools. The property has been sympathetically updated by its current owners, whilst retaining original features.

The accommodation comprises; entrance hall with stair access, well-proportioned bay fronted living room opening into dining room and kitchen with pantry to the ground floor. The first floor holds two decent size bedrooms with the master being a particularly spacious double and upstairs four-piece bathroom suite.

Externally, the property has a good sized private garden with flagged patio area.

Internal inspection is advised to fully appreciate what this property has to offer.

- Two Bedroom Period Terrace
- Character Property
- Well Presented Throughout
- Deceptively Spacious
- Garden to Rear
- Conveniently Located





Floor Area: sq. ft.

Tenure: Not given

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

