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HOWELL & CO.
SALES & LETTINGS









24 Newman Street, Warrington, WA4 1TR

£230,000

END TERRACED PROPERTY, TWO DOUBLE BEDROOMS, LARGE PLOT WITH PLANNING PERMISSION GRANTED FOR A FOUR BEDROOM DETACHED HOUSE WITH GROUNDWORK AND FOOTINGS TO BE COMPLETED PRIOR TO SALE , UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, POPULAR LOCATION, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this end terraced property which is situated on a fabulous plot in a popular location. The accommodation briefly comprises: Entrance hallway, lounge with bay window and feature fireplace, kitchen, utility room, first floor landing, wet room/w.c and two double bedrooms. Externally the property is situated on a large plot with planning permission for the construction of a four bedroom detached house with groundwork and footings to be completed prior to sale. Please enquire for further details.

ENTRANCE HALLWAY
Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

LOUNGE




Good sized lounge with a Upvc double glazed bay window to the front elevation, feature fireplace with "Living Flame Gas Fire", wood laminate flooring, under stairs storage cupboard.

KITCHEN




Fitted with a range of units incorporating a stainless steel sink unit with mixer tap, "Range" type cooker with over head extractor, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

UTILITY ROOM



With Upvc double glazed windows to the rear elevation, exterior door leading to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE




With Upvc double glazed window to the front elevation, wood laminate flooring, wall light point, built in storage.

BEDROOM TWO




Second double bedroom with a Upvc double glazed window to the rear elevation, wood laminate flooring, picture rail.

WET ROOM/W.C



Fitted with a low level w.c, wall mounted wash hand basin and walk in shower area, part tiled walls, Upvc double glazed window to the rear elevation.

OUTSIDE



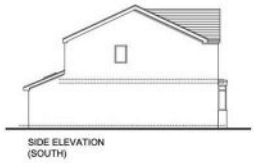


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PLANS







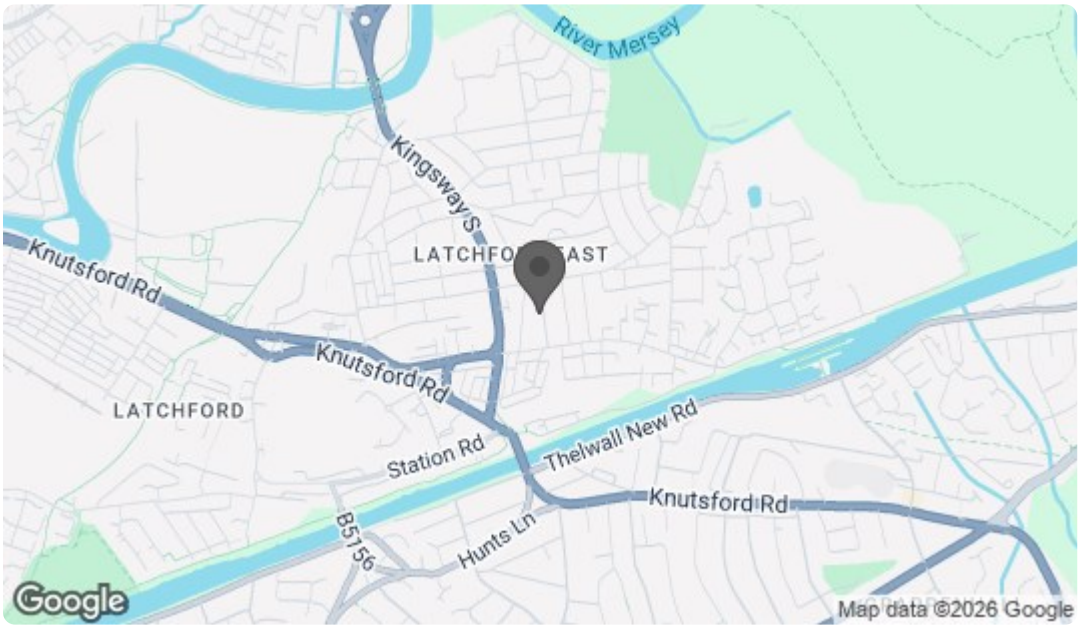
Approx Gross Internal Area
67 sq m / 720 sq ft

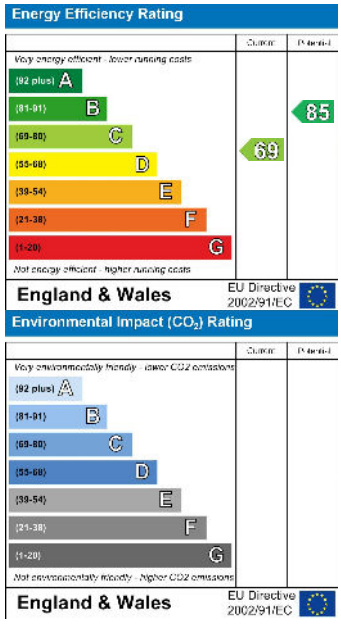


First Floor
Approx 29 sq m / 317 sq ft

Ground Floor
Approx 37 sq m / 403 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 Snappy 360.





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