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**1 Richmond Street, Warrington, WA4 1NS**

**Offers In Excess Of £125,000**

END TERRACED HOUSE, THREE BEDROOMS, MODERNISATION REQUIRED, NO ONWARD CHAIN, SOUGHT AFTER LOCATION, OPEN PLAN DINING KITCHEN, UPVC DOUBLE GLAZING, GARAGE, CENTRAL HEATING, VIEWING RECOMMENDED.

We are delighted to offer for purchase this end terraced property which requires modernisation and is situated in a highly sought after location. With Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance vestibule, lounge, open plan dining kitchen, rear anti space, bathroom/w.c, first floor landing and three bedrooms. Externally the property has an enclosed courtyard area and garage separate to the property at the rear. Viewing recommended.



## ENTRANCE VESTIBULE

## LOUNGE



With a Upvc double glazed window to the front elevation, wood laminate flooring, coved ceiling, feature fireplace with inset "Living Flame" gas fire.

## OPEN PLAN DINING KITCHEN



With stairs leading to the first floor accommodation, two Upvc double glazed windows to the side elevation, kitchen area with a range of wall and base units incorporating a sink unit with mixer tap, cooker point, plumbed for a washing machine, part tiled walls.

## REAR ANTI SPACE

With external door leading to the rear courtyard area, access to the bathroom/w.c.

## BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, tiled walls, Upvc double glazed window to the rear elevation.

## FIRST FLOOR LANDING

## MASTER BEDROOM

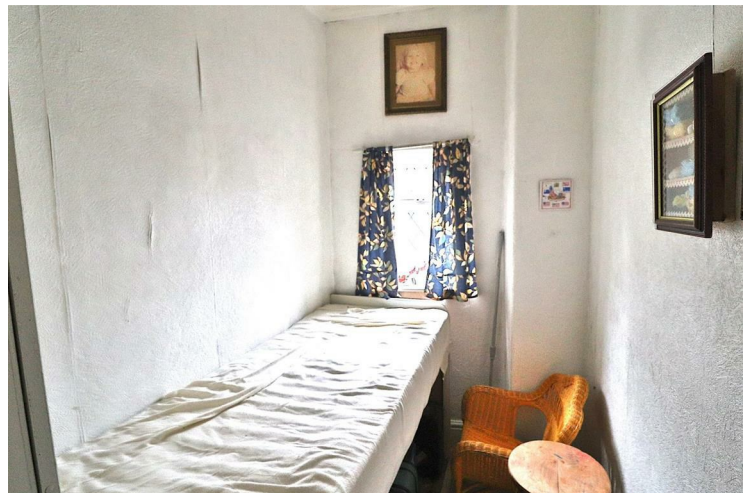
With Upvc double glazed doors opening to a roof terrace.

## BEDROOM TWO



With a Upvc double glazed window to the front elevation.

## BEDROOM THREE



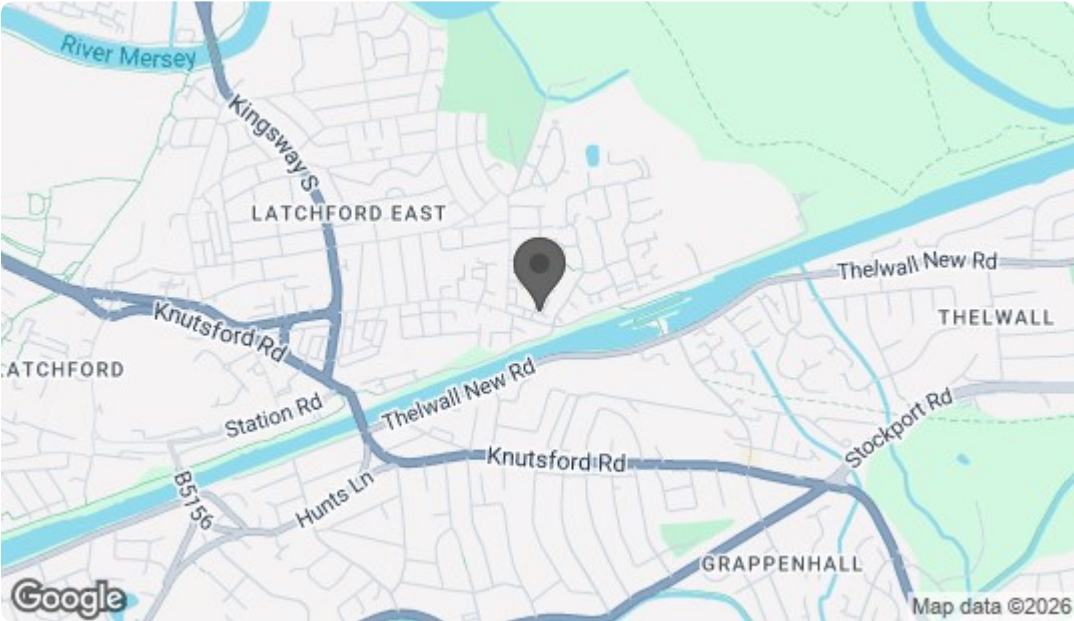
With Upvc double glazed window to the side elevation.

## OUTSIDE



Externally the property has an enclosed courtyard area along with a detached garage separate to the property at the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales		EU Directive 2002/91/EC