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HOWELL & CO.
SALES & LETTINGS

1 Miller Street, Warrington, WA4 1BD

£175,000

STUNNING VICTORIAN END TERRACED PROPERTY, THREE BEDROOMS, EXTENDED ACCOMMODATION, CONTEMPORARY FITTED KITCHEN AND SHOWER ROOM, IMPRESSIVE OPEN PLAN LOUNGE/ DINING ROOM, UPVC DOUBLE GLAZING, IDEAL FIRST TIME BUY, WITHIN WALKING DISTANCE OF THE TOWN CENTRE, OPPOSITE 'VICTORIA PARK, CLOSE TO LOCAL SCHOOLS, NO ONWARD CHAIN,VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning Victorian end terraced property situated in a sought after location within walking distance of the town centre, local amenities and Victoria park. Benefitting from gas central heating, Upvc double glazing and contemporary fittings the accommodation briefly comprises: Entrance hallway, impressive open plan lounge/dining room, fitted kitchen with integrated appliances, shower Room/w.c first floor landing and three double bedrooms. Externally the property has a Westerly facing rear courtyard. Viewing highly recommended.

ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation, original coved ceiling and mouldings, engineered wooden flooring.

OPEN PLAN LOUNGE/DINING ROOM

Impressive open plan living/dining area with a Upvc double glazed window to the front elevation, original ceiling coving.

KITCHEN

Fitted with a range of high gloss wall and base and display units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in electric oven and gas hob with glass spashbavk and overhead extractor hood, integrated fridge freezer and dishwasher, plumbed for a washing machine, part tiled walls, work top level opening to the dining area, engineered wood flooring, Upvc double glazed window to the rear elevation, wall mounted combi boiler, access through to the rear vestibule.

REAR VESTIBULE

With access through to the shower room/w.c, engineered wood flooring, external Upvc door leading out the rear courtyard area.

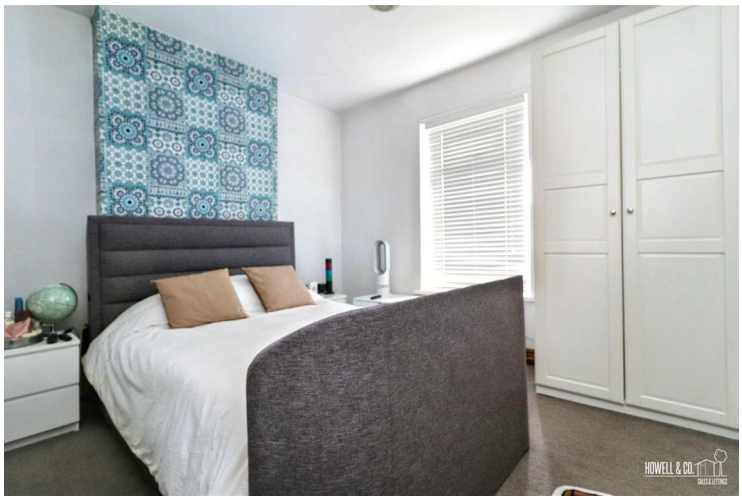
SHOWER ROOM/W.C

Fitted with a contemporary suite comprising: Low level w.c, wall mounted wash hand basin with under storage unit and full width shower enclosure with glass screening and multi function "Rainfall and "Jet" chrome shower, part tiled walls, ceramic tiled floor, Upvcd double glazed window to the side elevation.

FIRST FLOOR LANDING

Split level landing with loft access.

MASTER BEDROOM



Excellent sized master bedroom with a Upvc double glazed window to the front elevation.

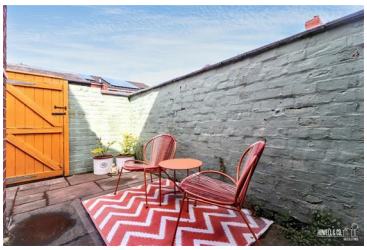
BEDROOM TWO

Double bedroom with a Upvc double. glazed window to the rear elevation.

BEDROOM THREE

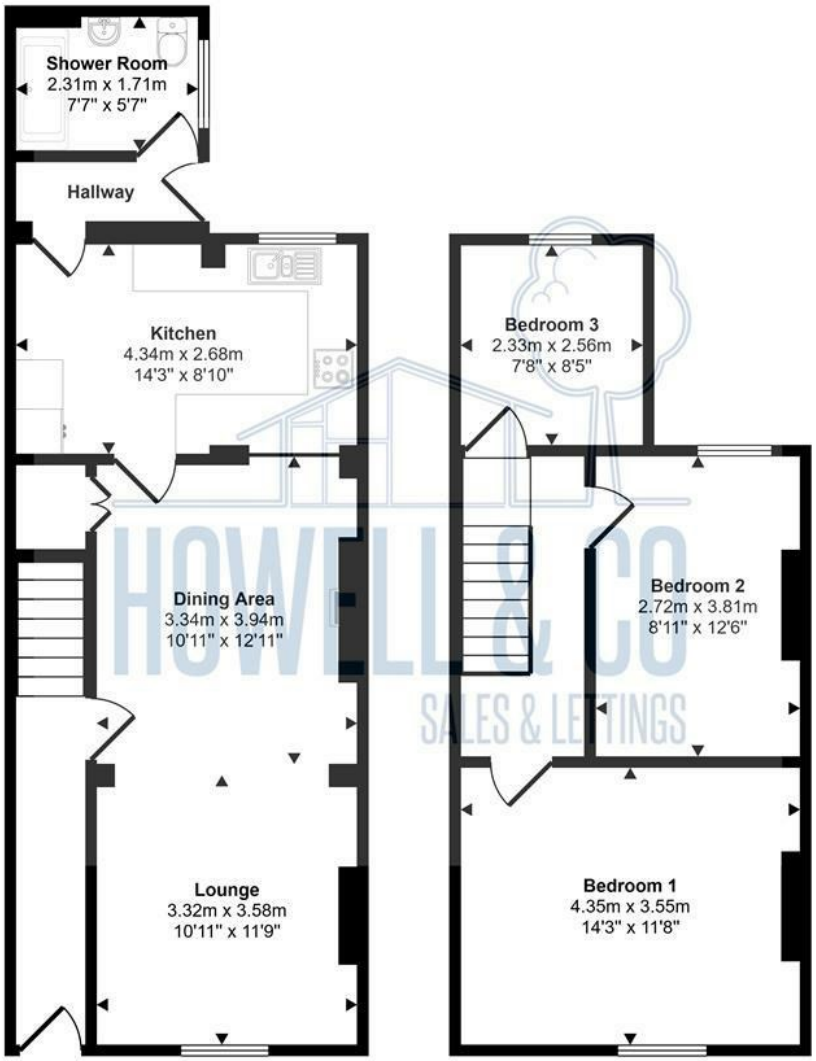
Double bedroom with a Upvcd double glazed window to the rear elevation.

OUTSIDE



Externally the property's an enclosed Westerly facing rear courtyard with Indian stone paving and rear gate access.

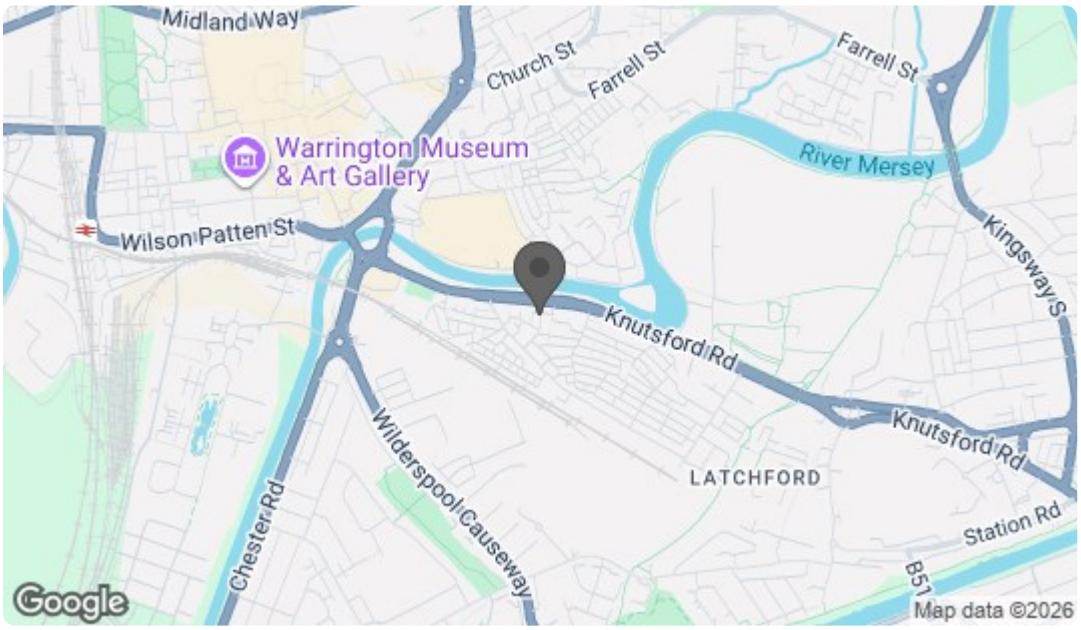
Approx Gross Internal Area
91 sq m / 978 sq ft

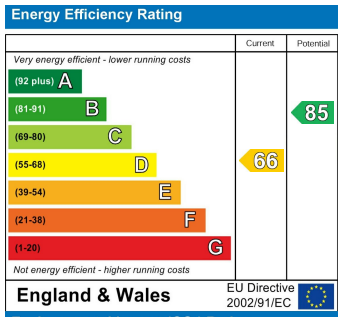


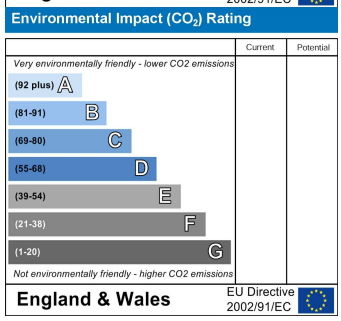
Ground Floor
Approx 52 sq m / 555 sq ft

First Floor
Approx 39 sq m / 423 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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