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68 Parr Street, Warrington, WA1 2JN

Offers In Excess Of £185,000

FABULOUS MID TERRACED PROPERTY, THREE BEDROOMS, EXTENDED ACCOMMODATION, IMPRESSIVE OPEN PLAN FAMILY/DINING/KITCHEN AREA, PRESENTED TO A HIGH STANDARD THROUGH OUT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, CLOAKROOM/W.C, LOW MAINTENANCE GARDENS AND DETACHED GARAGE, CONVENIENT LOCATION WITHIN EASY REACH OF THE TOWN CENTRE, IDEAL FIRST TIME BUY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this fabulous mid terraced property which offers excellent extended accommodation and is situated in a highly sought after location within easy reach of the town centre. Benefitting from Upvc double glazing and gas central heating the accommodation briefly comprises: Entrance hallway, bay fronted lounge, impressive L shaped open plan family/dining/kitchen area with built in oven and hob and patio doors leading out to the rear garden, cloakroom/w.c, first floor landing, three bedrooms and a contemporary bathroom/w.c. Externally the property has low maintenance gardens and a single garage.

Viewing highly recommended.

ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation, under stairs storage cupboard and recess, wood laminate flooring.

LOUNGE



Attractive family lounge with a bay Upvc double glazed window to the front elevation, inset ceiling spot lighting.

FAMILY/DINING AREA



Open plan to the kitchen area, with wood laminate flooring and Upvc double glazed patio doors leading to the rear garden.

KITCHEN



Open plan to the family/dining area, fitted with a Range of wall and base units incorporating a sink unit with mixer tap, built in stainless steel electric oven and hob with extractor above, integrated dishwasher, plumbed for a washing machine, wood laminate flooring, Upvc double glazed window to the side elevation.

DOWNSTAIRS W/C



Fitted with a low level w.c, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM ONE



Good 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



With a Upvc double glazed window to the front elevation.

BATHROOM



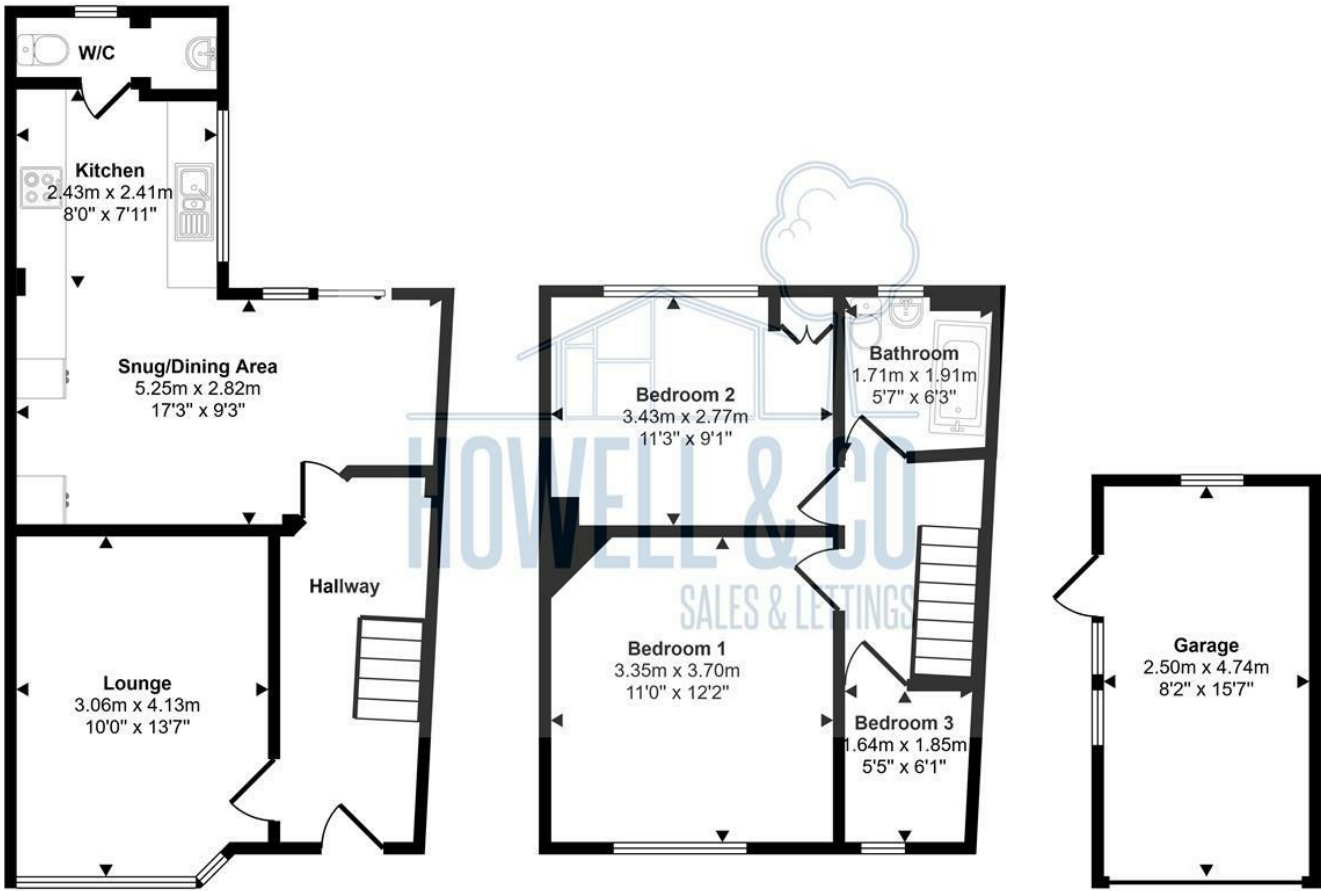
Fitted with a contemporary suite comprising: Low level w.c, wash hand basin with built in under storage and mixer tap, panelled bath with shower over and glass screen, feature inset wall storage, heated towel radiator, inset ceiling spot lighting, Upvc double glazed window to the rear elevation

OUTSIDE

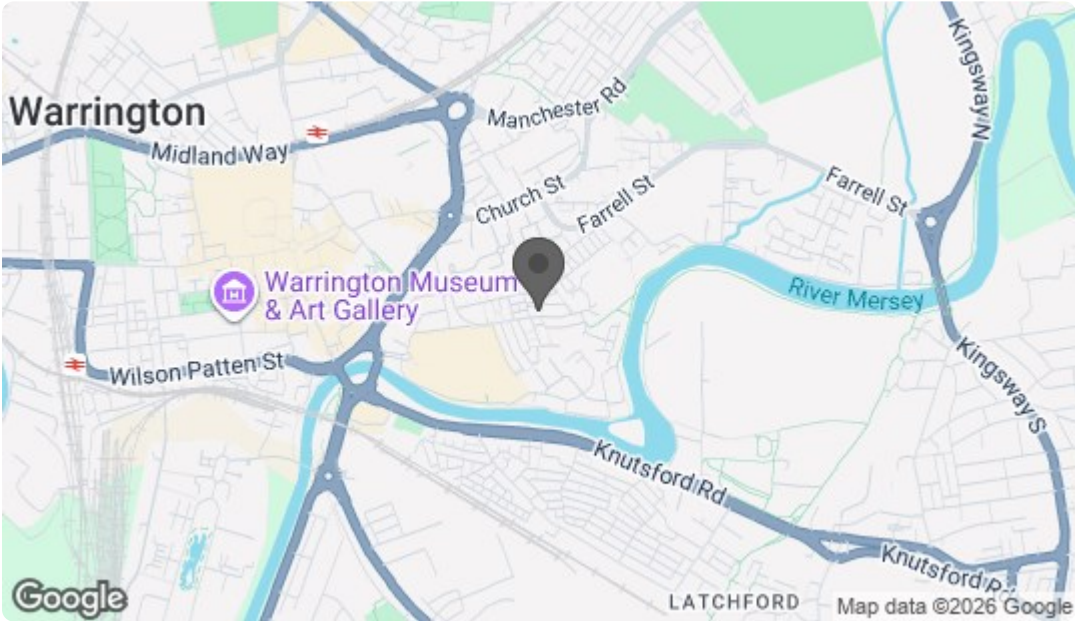


Externally the property has low maintenance gardens and a detached garage to the rear elevation.

Approx Gross Internal Area
90 sq m / 965 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		