

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Church Street, Warrington

Situated in a popular residential location within close proximity to the East Lancashire Road is this very well presented two bedroom cottage with off road parking to the rear offering excellent first time accommodation and available with no onward chain.

Asking Price £129,950

100 Church Street

Warrington, WA3 3TW



- TWO BEDROOM COTTAGE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- IDEAL FOR COMMUTING
- OFF ROAD PARKING TO REAR

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE PORCH

LOUNGE

12'11 (max) x 12'0 (max) (3.94m (max) x 3.66m (max))

Tv point, radiator, meter cupboard.

DINING ROOM

12'11(max) x 10'11(max) (3.94m(max) x 3.33m(max))

Radiator

KITCHEN

8'11(max) x 6'0 (max) (2.72m(max) x 1.83m (max))

Fitted kitchen comprising of wall and base units, sink with mixer tap, integrated oven and hob with extractor over, plumbing for washing machine.

FIRST FLOOR

BEDROOM

13'6 (max) x 12'0 (max) (4.11m (max) x 3.66m (max))

Radiator

BEDROOM

10'5 (max) x 7'9 (max) (3.18m (max) x 2.36m (max))

Radiator

BATHROOM

Three piece suite comprising of panel bath with shower over, hand wash basin and low level w.c.

PARKING

Off road parking is available to the rear of the property via gated entrance.

OUTSIDE

The property is garden fronted with an enclosed, low maintenance courtyard style area to the rear.

TENURE

Leasehold

COUNCIL TAX

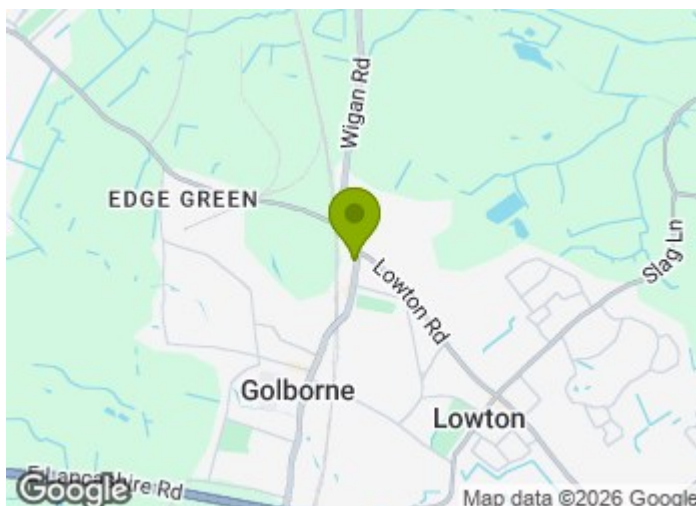
Wigan Council Tax Band A

VIEWINGS

By appointment with the agents as overleaf.

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

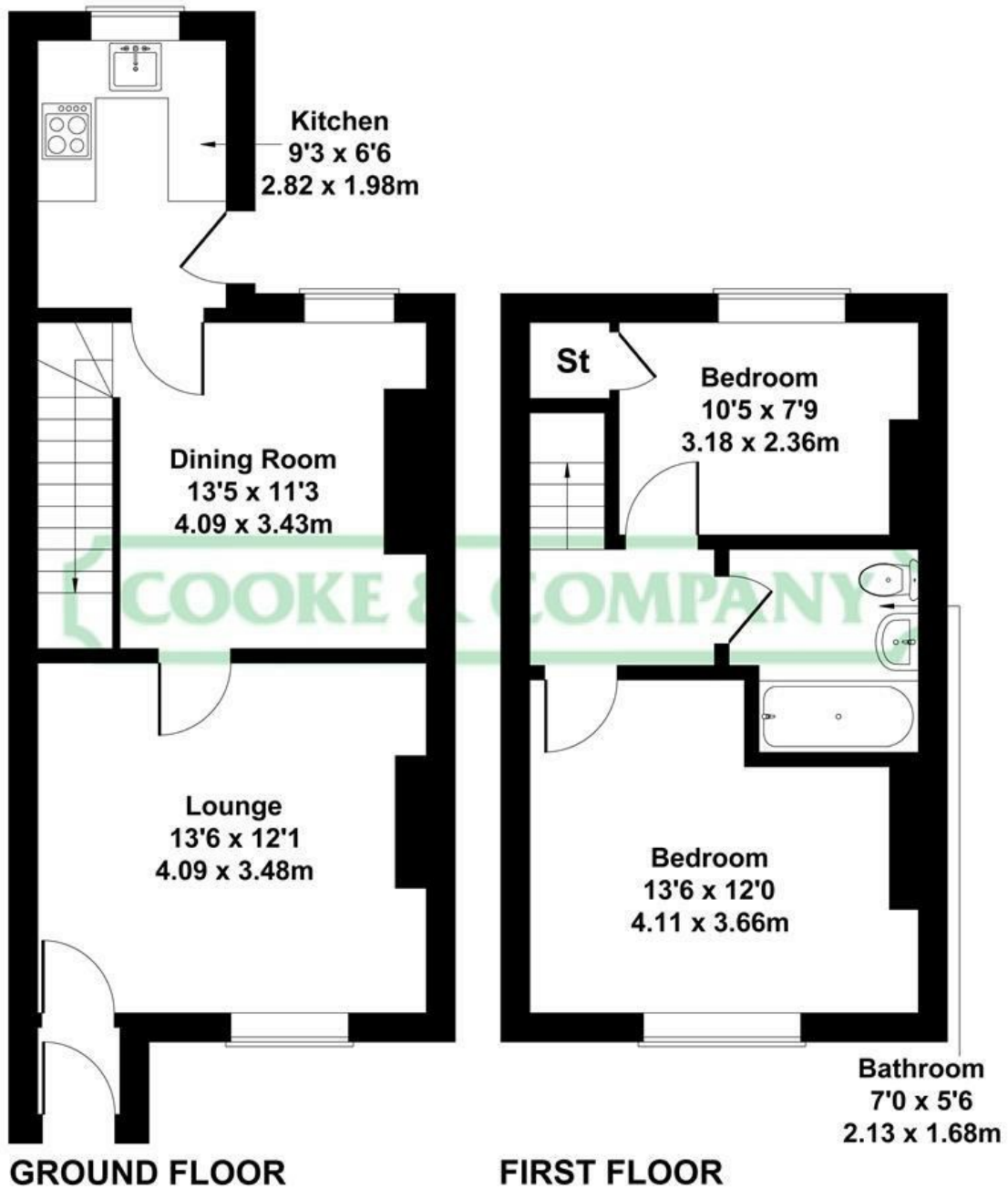


Directions



Floor Plan

Approximate Gross Internal Area
713 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	