



Long Lane, Warrington, WA2

£150,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

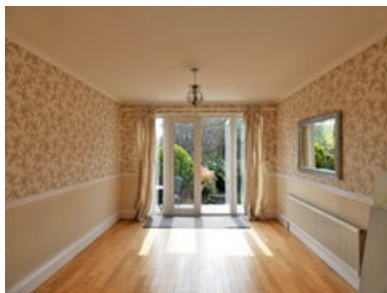
****TERRIFIC TWO BEDROOM PROPERTY OFFERED FOR SALE WITH NO ONGOING CHAIN AND A SPACIOUS MATURE REAR GARDEN**** Click to view>>>> Fantastic home with an abundance of living and sleeping accommodation within and traditional features that have been carefully retained.

Key features:

- Two Double Bedrooms
- Two Reception Rooms
- Driveway Parking
- Great Sized Mature Rear Garden
- Close to Local Amenities
- Close to Motorway Networks
- Traditional Features Retained
- No chain

Extra info:

- **Property Age:** 85 years
- **Council Tax:** Band C (£1581.63 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****TERRIFIC TWO BEDROOM PROPERTY OFFERED FOR SALE WITH NO ONGOING CHAIN AND A SPACIOUS MATURE REAR GARDEN****

This fantastic home offers an abundance of living and sleeping accommodation within for all to enjoy. There are still traditional features that have been carefully retained ensuring that the charm of the character remains. The property is neutrally decorated and benefits from modern decor. There are two double bedrooms offered to the first floor and a modernised bathroom too. To the ground floor there are two reception rooms that provide a great space for the living area and the dining area. The kitchen has been modernised and benefits from integrated appliances; double oven and grill, four ring gas hob with enclosed extractor hood over and slimline dishwasher. Externally the property benefits from a concrete resin driveway that provides off street parking for 3 cars and to the rear of the garden there is a great sized garden that is enclosed with fencing. The garden is mainly laid to lawn and features decorative borders, mature shrubs and trees. There is an elevated paved patio that is ideal for al fresco dining and entertaining. The property is conveniently located within walking distance of local shops, eateries and schools. The property benefits from the nearby motorway network that provides easy access for commuters to Manchester, Chester and Liverpool and the road network make accessing Warrington

access for commuters to Manchester, Chester and Liverpool and the road networks make accessing Warrington easily done.

Entrance Hall

Door entering into the entrance hall. Window overlooking the front elevation. Stairs rising to the first floor. Amtico flooring. Built under stairs storage. Radiator.

Living Room

Bay window overlooking the front elevation. Feature open coal affect fireplace with tiled decoration and marble hearth with wooden surround. Coving. Opening into the dining area. Radiator.

Dining Area

uPVC double glazed patio doors providing access into the rear garden. Dado rails. Wood effect laminate flooring. Coving. Radiator.

Kitchen

Bay window overlooking the rear elevation with views of the rear garden. Range of modern wall and base units with roll over work surfaces and complementary tiled splash backs. Integrated double oven and grill. Integrated four ring gas hob with enclosed extractor hood over. Integrated slimline dishwasher. Integrated fridge. Integrated freezer. Integrated sink and drainer unit with mixer tap over. Serving hatch. Picture rails. Radiator. Door leading into the utility.

Utility

Door providing access into the side elevation that leads to the rear garden. Void plumbed for washing machine.

Landing

Doors leading off. Window overlooking the side elevation.

Bedroom One

Windows overlooking the front and rear elevations ensuring plenty of natural light spills in making the room airy and bright. Built in wardrobes. Radiators. Traditional open coal fireplace. Coving.

Bedroom Two

Window overlooking the side elevation. A second double bedroom. Radiator.

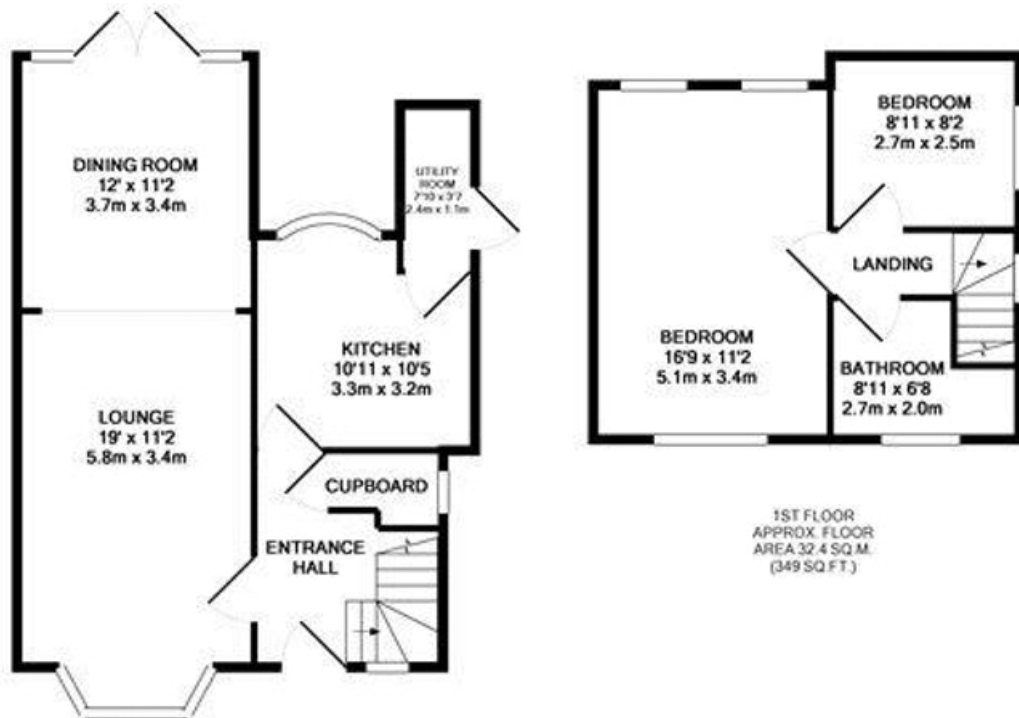
Bathroom

Window overlooking the front elevation. Modern white suite consisting of a low flush WC, vanity wash hand basin and a panelled bath with shower over. Fully tiled walls and flooring.

External

Externally the property benefits from a block paved driveway that provides off street parking and to the rear of the garden there is a great sized garden that is enclosed with fencing. The garden is mainly laid to lawn and features decorative borders, mature shrubs and trees. There is an elevated paved patio that is ideal for al fresco dining and entertaining.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 51.8 SQ.M.
(558 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 32.4 SQ.M.
(349 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.2 SQ.M. (907 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate:

Energy Performance Certificate

44, Long Lane
WARRINGTON
WA2 8PS

Dwelling Type: Semi-detached house
Date of Assessment: 06/03/2008
Date of Certificate: 06/03/2008
Reference Number: 0745-2856-6371-0408-1921
Total Floor Area: 90 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E	54	
(41-50) F		73
(31-40) G		
(1-30) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(102-105) A		
(91-101) B		
(81-90) C		69
(71-80) D		
(61-70) E	48	
(51-60) F		
(41-50) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	360 kWh/m ² per year	209 kWh/m ² per year
Carbon dioxide emissions	5.4 tonnes per year	3.1 tonnes per year
Lighting	£68 per year	£37 per year
Heating	£572 per year	£349 per year
Hot water	£104 per year	£75 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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MISREPRESENTATION ACT, 1967.

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