



Pendlebury Street, Warrington, WA4

£135,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

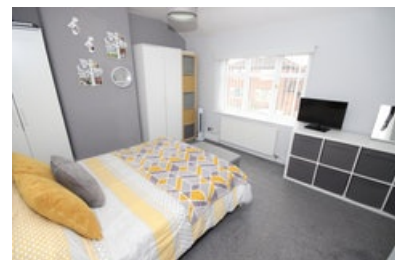
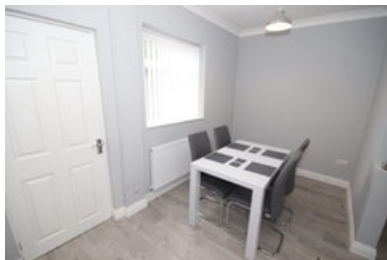
..... SPACIOUS MID TERRACE PROPERTY Housesimple is pleased to present to the market this lovely mid terrace property situated in a popular area in Warrington.

Key features:

- Mid terrace property
- 2 Double bedroom
- through lounge
- fitted kitchen
- modern bathroom
- Off Street parking
- Rear garden
- GCH
- Full UPVC
- Wooden flooring

Extra info:

- **Property Age:** 72 years
- **Council Tax:** Band A (£1165.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



..... SPACIOUS MID TERRACE PROPERTY

Housesimple is pleased to present to the market this lovely mid terrace property situated in a popular area of Warrington. This lovely property has been modernised throughout and is move in ready with no work required and would be ideal for the first time buyer.

From the main entrance you enter a hallway with staircase to the first floor, to the right you enter the lounge which has bay window, wooden flooring and feature fireplace, there is open access in to the dining room where the wooden flooring continues. Door leads to the kitchen which has been fully fitted with modern kitchen units and has integrated appliances and co-ordinating worktops, external door leads to the rear garden.

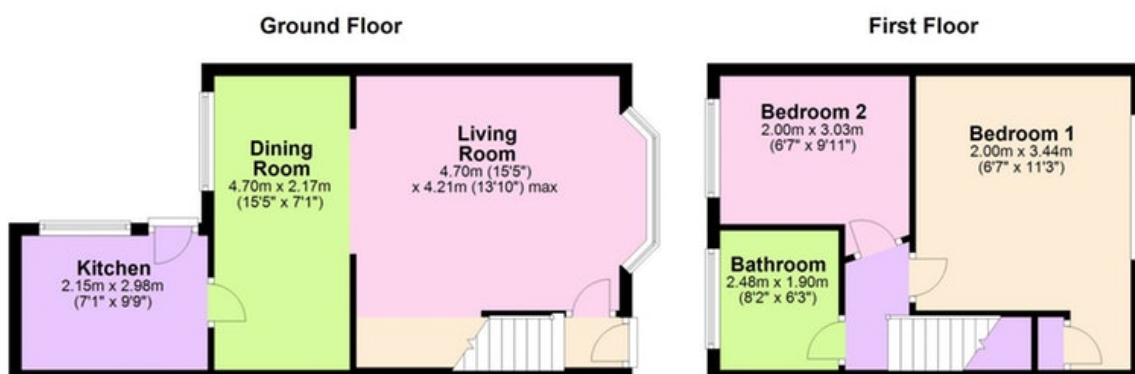
On the first floor there are two double bedrooms and a good size modern family bathroom which has white suite and tiling.

To the front of the property the garden has been fully paved which gives off street parking for two cars, to the rear is a garden with patio and garden area.

Excellent amenities and schools are nearby and the property is ideally situated for good road and transport links with the nearby motorway being a few minutes away.

This is a lovely property ideal for the first time buyer and ready to move in to and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

16, Pendlebury Street
WARRINGTON
WA4 1TU

Dwelling type: End-terrace house
Date of assessment: 13-Aug-2010
Date of certificate: 13-Aug-2010
Reference number: 0670-2887-6587-9990-2331
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

This home's performance is rated in terms of the 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs	69	71

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 are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions	69	70

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	232 kWh/m ² per year	223 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year
Lighting	£73 per year	£37 per year
Heating	£453 per year	£461 per year
Hot water	£90 per year	£90 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

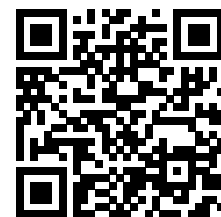
To see how this home can achieve its potential rating please see the recommended measures.

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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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