



Winwick Road, Warrington, WA2

£120,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 3

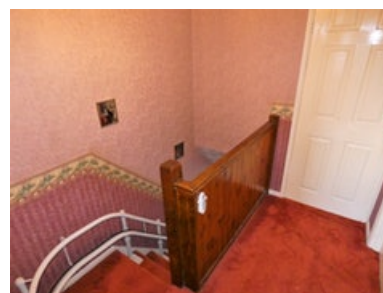
A BLANK CANVASS AWAITING TRANSFORMATION! - Setback from the road, overlooking a vast grass verge, you can find this spacious three-bedroom mid terrace home. Enter into the welcoming reception hallway, with stairs rising to the first floor with a generous under-stairs storage cupboard. The hallw

Key features:

- Loaded with Potential
- Private Rear Garden
- Wet Room

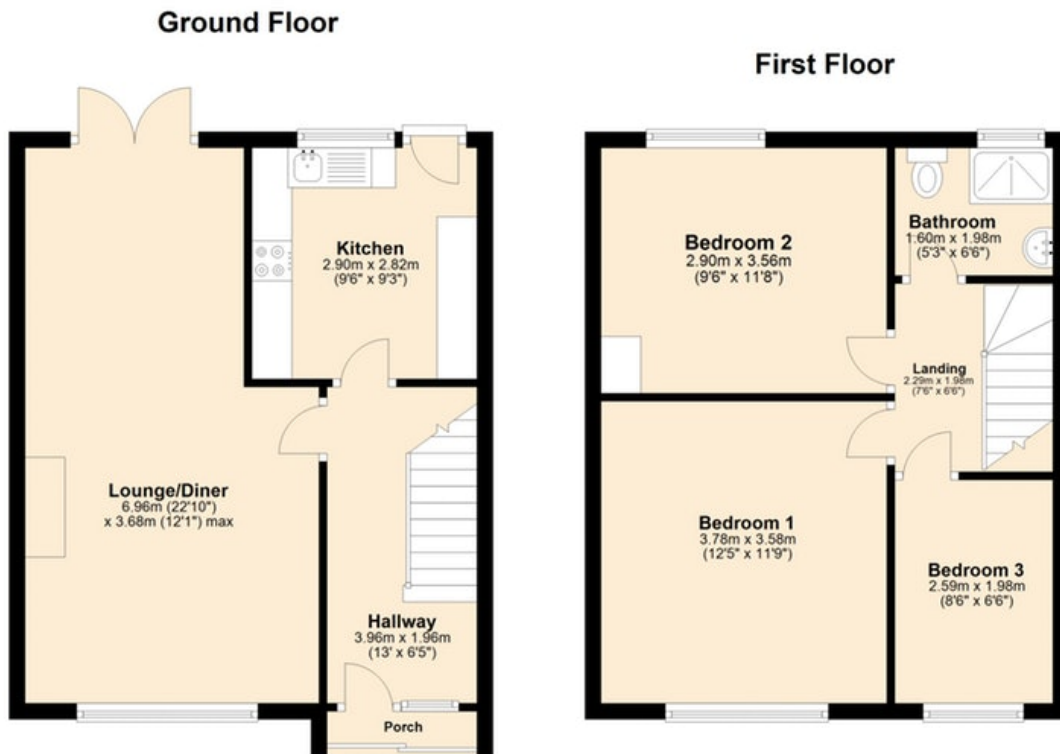
Extra info:

- **Property Age:** 51 years
- **Council Tax:** Band B (£1333.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 940 years remaining
- **Ground Rent:** £10.50 per-annum



A BLANK CANVASS AWAITING TRANSFORMATION! - Setback from the road, overlooking a vast grass verge, you can find this spacious three-bedroom mid terrace home. Enter into the welcoming reception hallway, with stairs rising to the first floor with a generous under-stairs storage cupboard. The hallway leads through into the large open-plan lounge/diner, boasting an exposed brick chimney breast and mantelpiece with gas fireplace, to the rear of the property double opening French doors lead out to the rear patio. To the end of the hall is the kitchen, comprising a fully fitted range of kitchen units including an integrated oven, and hob, with space and plumbing for more. To the first floor you will find two generous double bedrooms and a further single, as well as a three-piece wetroom. To the front of the property there is a block-paved patio perfect for potential conversion for off-road parking. To the rear there is a further block paved-patio area, ideal for outdoor furniture and entertaining with a raised patio with a storage shed and gated access to the rear. To the rear of the property behind the garden there is also rear access onto the street behind. This property is ready to view and available with no chain. Book your viewing online today.

Floor plan:



Total area: approx. 78.2 sq. metres (841.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

585, Winwick Road
WARRINGTON
WA2 8QE

Dwelling type: Mid-terrace house
Date of assessment: 28 February 2012
Date of certificate: 28 February 2012
Reference number: 2088-3075-6242-9352-9970
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 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

	Current	Potential
Very energy efficient - lower running costs		
(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		
	71	76

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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		
	71	77

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	180 kWh/m ² per year	138 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.1 tonnes per year
Lighting	£68 per year	£44 per year
Heating	£430 per year	£362 per year
Hot water	£107 per year	£84 per year

You could save up to £116 per year

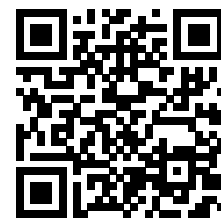
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) 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.

Remember to look for the Energy Saving Trust 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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