



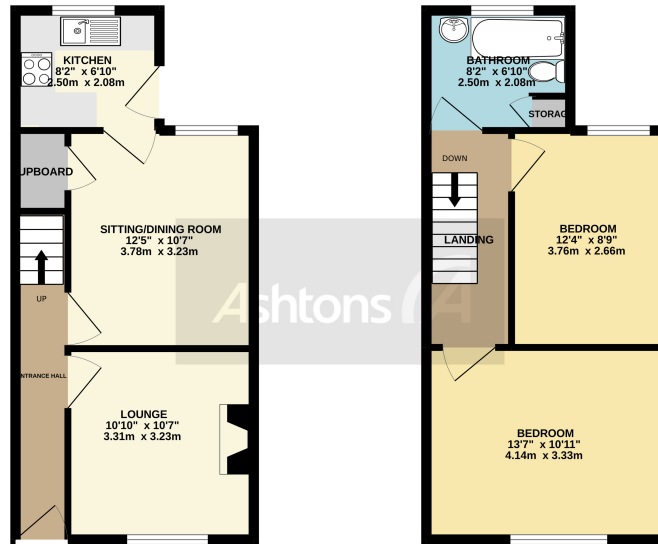
# *Oakland Street, Warrington. WA1 3DB.*

## *£150,000*

Victorian Mid Terrace Home | Two Spacious Double Bedrooms | Recently Fitted Kitchen | No Onward Chain | Enclosed Rear Courtyard | Convenient Access to Warrington Town Centre |







TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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, appliances and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
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An excellent example of a well presented mid-terrace property ideally located within Padgate benefitting from easy access to all essential amenities, nearby schools, Warrington Town Centre, motorway links of M6/M62 and Warrington Train Stations with direct links to Manchester & Liverpool. Throughout the accommodation is well proportioned and arranged over storeys, comprising; entrance hall accessed via an attractive UPVC door, sizeable lounge with exposed brick fireplace, separate sitting/dining room, recently fitted kitchen and access to rear courtyard. To the first floor can be found large master bedroom, a further double bedroom and a fitted bathroom suite. Externally to the rear is a low maintenance paved garden with raised areas and gates providing secure off road parking. Call to arrange an early viewing. Council Tax band A £1312.75



### Contact your local office to arrange a viewing:

**Padgate:** 01925 479334  
**Great Sankey:** 01925 454300  
**Winwick:** 01925 232146  
**Stockton Heath:** 01925 453400  
**St.Helens:** 01744 754120  
**Wigan:** 01942 498862  
**Culcheth:** 01925 764744  
**Ashton-In-Makerfield:** 01942 364446  
**Newton-Le-Willows:** 01925 907770  
**Commercial Office:** 01925 907709  
**Lettings Head Office:** 01925 873533  
**Financial Services:** 01925 221234

### Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

### Disclaimer Property Details

These particulars, whilst being 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. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. 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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