



**Bostock Street
Warrington
Cheshire
WA5 1TU**

Offers in Excess of £123,000

bettermove

Bostock Street Warrington

Bettermove are proud to present this 2 bedroom end of terrace house in Warrington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The property is tenanted and rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room and kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private paved rear yard, perfect for enjoying the summer months. There is also a 16ft long by 8ft wide concrete outhouse, water tight, double glazed which has the potential to be another bedroom.

Located just a short walk from the popular town of Warrington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Warring Bank Quay Train and Bus Station, the M6 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

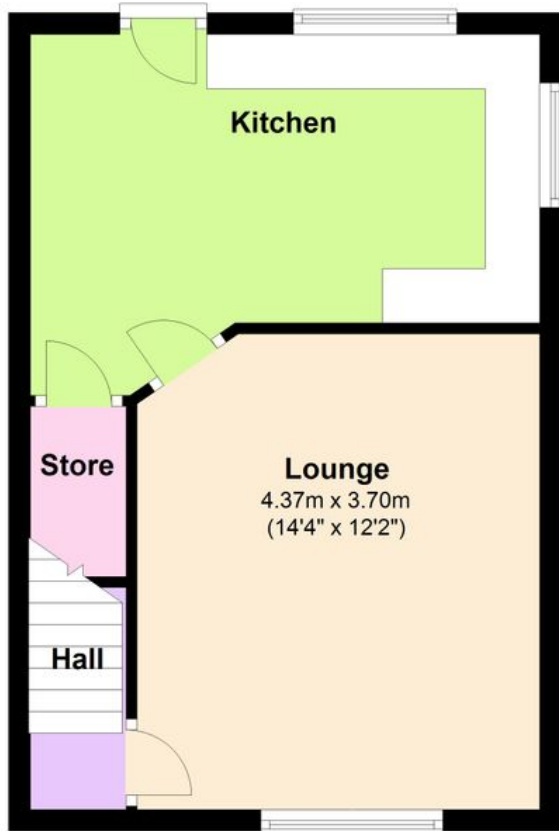
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)




First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk