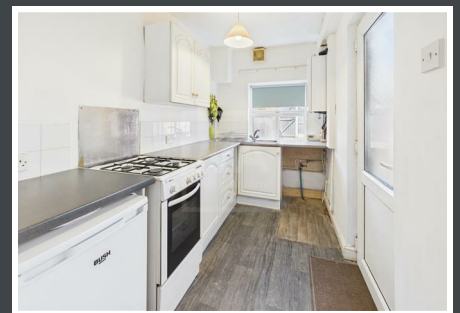
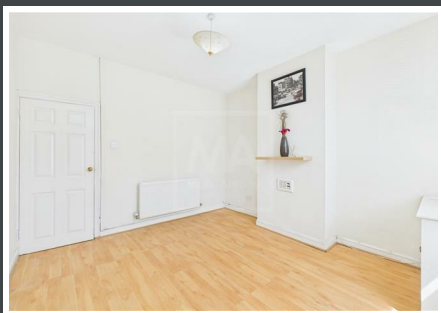




Algernon Street, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two-Bedroom Property
- No Onward Chain
- Close to Amenities
- New Boiler Fitted
- Generously Sized Living Spaces
- Mid-Terrace
- Ample Potential
- Great Location
- Roof Recently Renovated
- Damp Proof Course Complete with 10 Year Guarantee

INTERIOR

Offered with No Onward Chain, this delightful two-bedroom mid-terrace home is ready to welcome its new owners. Neutrally decorated throughout, it offers a perfect blank canvas to personalise and make your own. Upon entry, you're greeted by a bright and airy living room, bathed in natural light. Flowing seamlessly from here is the spacious dining area—ideal for entertaining or cosy family evenings. At the rear, the well-appointed kitchen provides ample space for everyday cooking.

Upstairs, the front-facing main bedroom offers a peaceful retreat, while the second bedroom—generously sized—sits to the rear and leads to the family bathroom, complete with a three-piece suite and over-bath shower. Conveniently located close to schools, shops, and town centre amenities, this home is ideal for first-time buyers or investors alike.

GARDEN

The rear yard offers a private, low-maintenance outdoor space with a durable concrete finish—ideal for relaxing, entertaining, or easy upkeep all year round.

SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 75Mb (Via Sky)



LOCATION

This property is in a district which is located just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. The property is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance and the M62 is under 3 miles away.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: A

Tenure: Leasehold

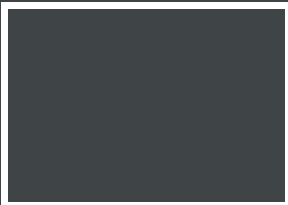
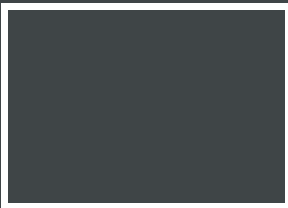
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Ground Floor

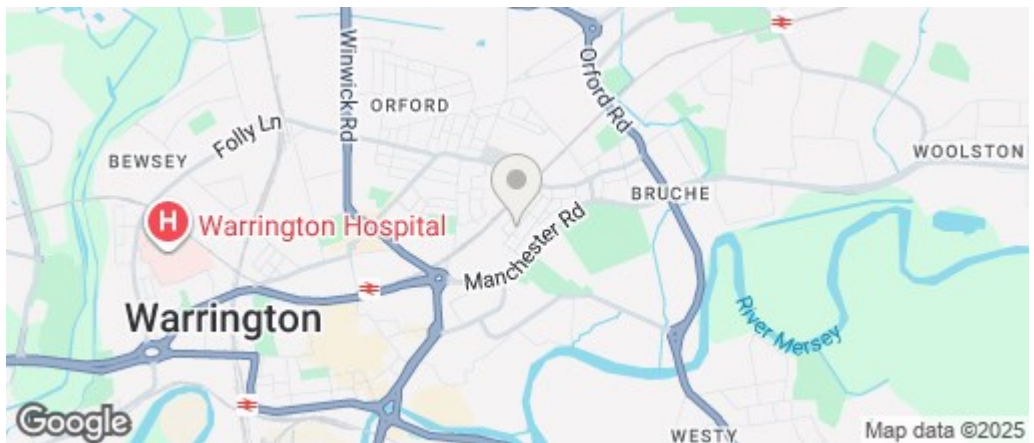
Floor 1

Approximate total area** 685 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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