



PENNY LANE  
COLLINS GREEN  
WARRINGTON  
CHESHIRE  
WA5 4DS

Offers over  
£140,000





# PENNY LANE, COLLINS GREEN, WARRINGTON, WA5 4DS

## An Attractive Cottage Style Mid Terraced Home Set In The Hamlet Of Collins Green, Cheshire With Far Reaching Farmland Views And Offered With No Chain Involved.

The property is approached via an entrance gate and pathway with an easy to maintain paved fore garden with brick boundary wall.

This spacious home is smartly presented and retains some period features and high ceilings. The property comprises entrance vestibule, hallway, bay fronted lounge, archway to dining room, kitchen, rear hall and shower room all to the ground floor with two spacious bedrooms to the first floor.

To the rear of the property is an enclosed courtyard garden with rear access gate. Additionally, the owner leases a further rear garden area and garage. This may be transferable to the new owners but should be confirmed by solicitors.

Ideal for the commuter, close to Burtonwood, Newton-le-Willows, with easy access to Warrington and St Helens.

### **General Services:**

All mains services are believed to be connected to the property.

### **Local Authority:**

Warrington Borough Council.

### **Council Tax:**

Band A

### **Tenure:**

Leasehold



**Entrance Vestibule**

With inner door to: -

**Hallway**

With feature period ornate plaster work archway, staircase to first floor.

**Lounge**

A bright room with bay window to front elevation, radiator, open archway to: -

**Dining Room**

With radiator, window to rear elevation.

**Kitchen**

Fitted with a range of wall, base and drawer units, stainless steel sink unit with mixer tap, space for cooker, useful understairs storage cupboard, window to side elevation, wall mounted (Baxi) gas central heating boiler,

**Rear Hall**

With storage cupboard, door to garden.

**Shower Room**

Corner shower cubicle, wall mounted wash hand basin, WC, tiled walls.

**First Floor****Landing**

Window to rear elevation, with tree top views.

**Principal Bedroom**

With radiator, fitted wardrobes, window with far reaching views.

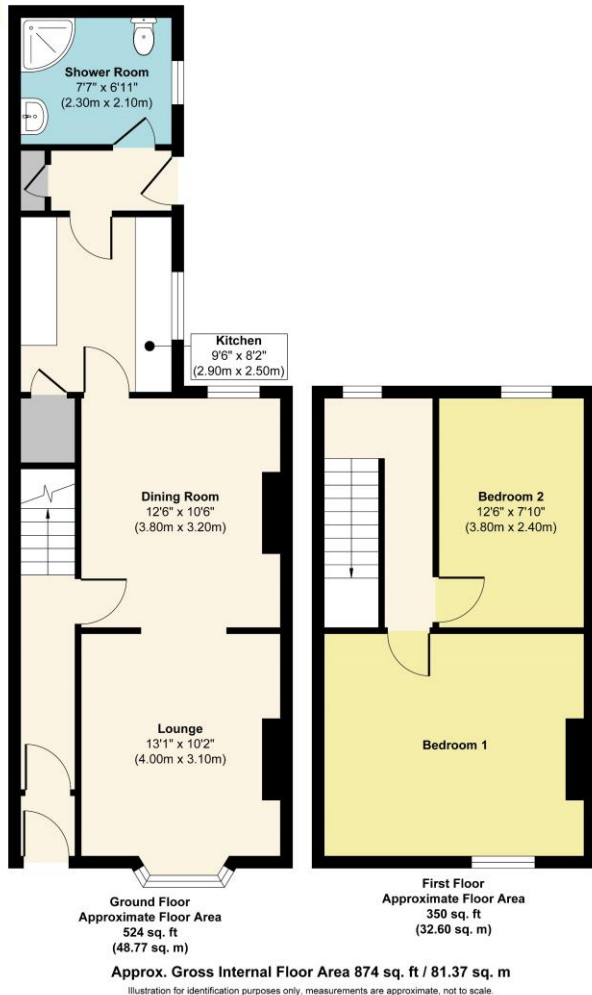
**Bedroom 2**

With radiator, window to rear elevation.





**Penny Lane, Collins Green**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

These particulars, whilst 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 or 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 fittings. Room sizes should not be relied upon for carpets and 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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