



### 3 bed semi-detached house to buy in WA1

Orford Road, Warrington, Cheshire, WA1 3TB

**£140,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Three Bedroom Semi
- ✓ In Need of Modernisation
- ✓ Driveway Parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This three-bedroom semi-detached home offers excellent potential and is ideally located close to well-regarded schools and a range of local amenities. With spacious, well-proportioned rooms throughout and a generous rear garden, it presents a fantastic opportunity for buyers looking to modernise and add value.

The property briefly comprises an inviting entrance hallway with stairs leading to the first floor, two spacious reception rooms perfect for both relaxing and entertaining, and a functional galley-style kitchen.

Upstairs, you'll find three well-sized bedrooms along with a family bathroom, providing comfortable accommodation for families or professionals alike.

Externally, the property benefits from off-road driveway parking to the front, as well as convenient side access leading to a larger-than-average rear garden. The garden features a lawned area and a seating space, ideal for outdoor dining and enjoying warmer months.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1930

Construction materials: Brick and block

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

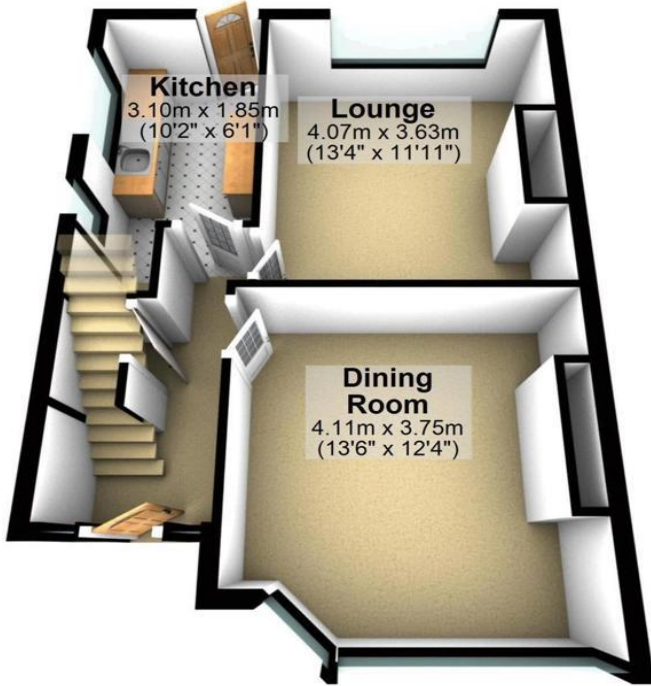
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

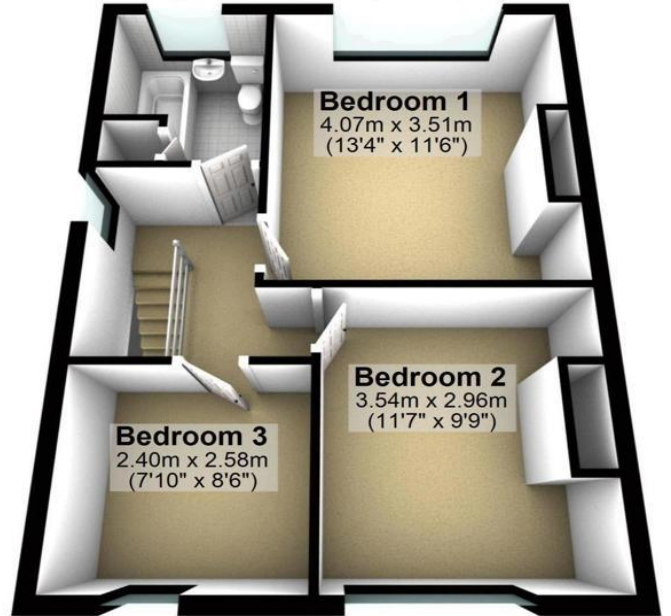
### Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Orford Road, Warrington, Cheshire, WA1 3TB

Contact your local branch today for more information on this property:

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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