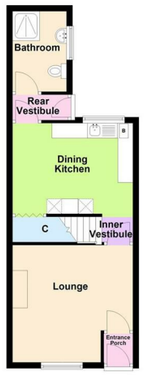
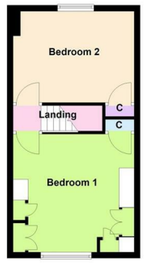
Ground Floor
Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 sq. feet)

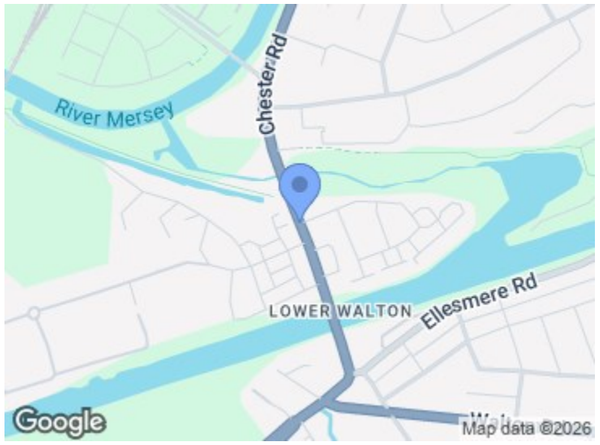
First Floor
Approx. 32.1 sq. metres (345.6 sq. feet)

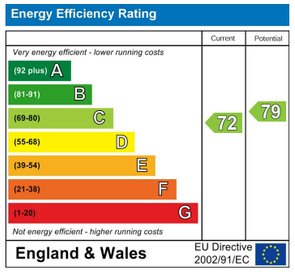


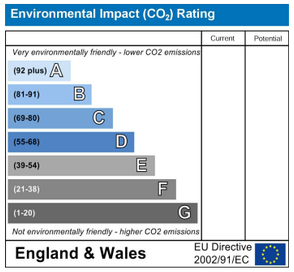
Location

Walton & Lower Walton are at the southwest edge of the town, sharing its annual walking day parade with the neighbouring parish of Stockton Heath.

The estate of Walton Hall and its surrounding gardens, previously owned by the Greenall family, are open to the public offering facilities for pitch and putt, crazy golf, bowls and a children's zoo. Inside the hall, function rooms are available for hire for themed events. The leafy surroundings provide an ideal setting for walkers and families looking for perfect picnic areas. The area also benefits from traditional pubs, shops and a municipal golf course making it an ideal rural suburb. Walton falls into the catchment of some of Warrington's most highly regarded schools.







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FIRST TIME BUYER OPPORTUNITY I TRADITIONAL MID TERRACE REQUIRING MODERNISATION I NO CHAIN I IDEAL LOCATION I CLOSE TO STOCKTON HEATH VILLAGE & AMENITIES I COUNTRYSIDE WALKS CLOSEBY This traditional two bed mid terrace features a lounge, dining kitchen, ground floor wet room and rear courtyard. The first floor offers two double bedrooms. Gas central heating and PVC double glazing throughout.

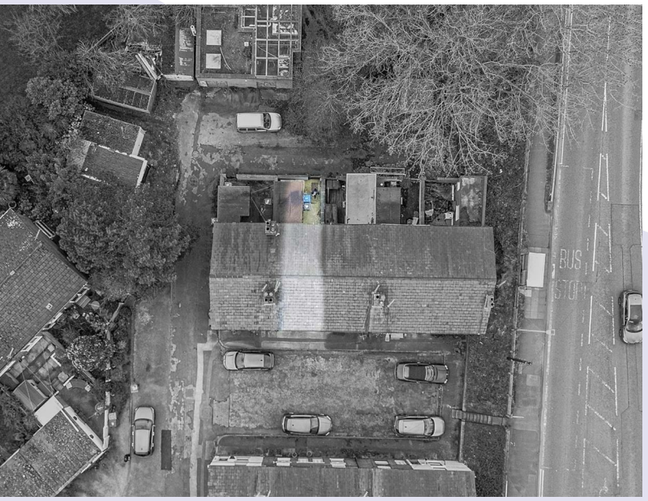
£175,000

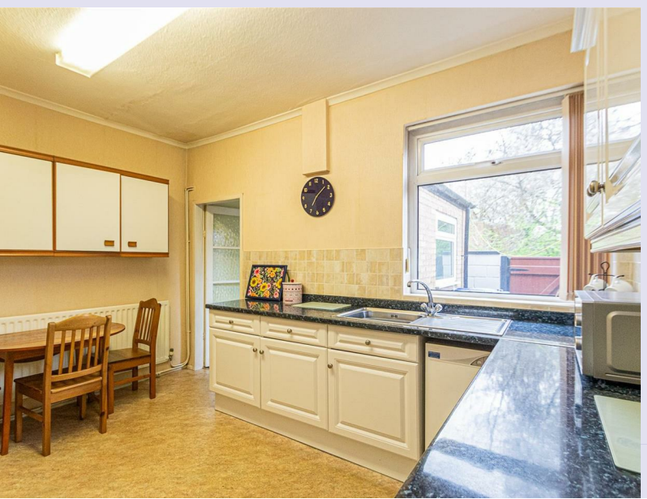
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Weir Street







Accommodation

Ground Floor

Entrance Porch
3'4" 3'4" (1.03m 1.02m)
Accessed through PVC frosted and panelled front door.

Lounge
13'2" x 12'10" (4.02m x 3.92)
PVC Double glazed window to the front elevation, central heating radiator, ceiling coving, ceiling light, gas fire and metre cupboard.

Dining Kitchen
13'2" x 9'11" (4.02m x 3.03)
A range of matching eye and base level units, stainless steel sink with chrome mixer taps, PVC double glazed window to the rear elevation, heat resistant roll top work surfaces, tiled splashback, gas hob with oven below, ceiling coving and central heating radiator.

Wet Room
8'9" x 5'10" (2.68m x 1.80)
Convenient wet room comprising raised W.C, pedestal hand wash basin with chrome hot & cold taps, wall mounted electric thermostatic shower, chrome ladder style radiator, frosted PVC window to the side elevation, tiled walls, ceiling light and shower curtain.

First Floor

Landing

Bedroom One
13'2" x 12'9" (4.02m x 3.91)
Double glazed window to the front elevation, ceiling coving, central heating radiator, integrated wardrobes, storage cupboard and ceiling light.

Bedroom Two
13'2" x 9'11" (4.02m x 3.03)
PVC Double glazed window to the rear elevation, ceiling coving central heating radiator, ceiling light and storage cupboard.





Outside
Hardstanding, low maintenance rear yard with gated access to walkway.

Tenure
Leasehold

Council Tax
Council Tax Band 'A'£1,619.16 As of 2025/2026

Local Authority
Warrington Borough Council.

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 6HE

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.