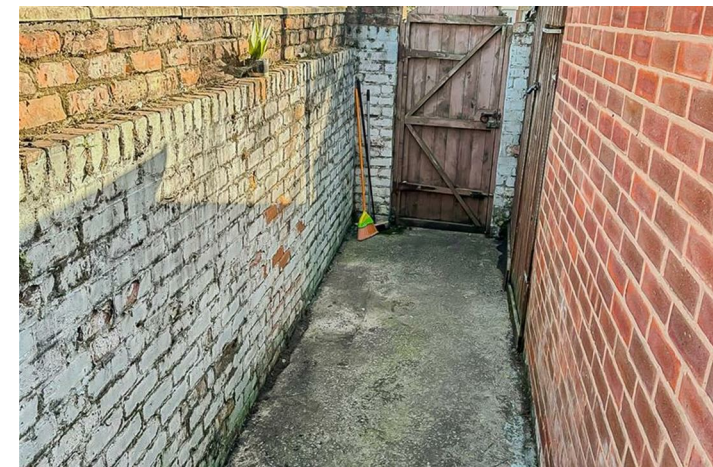




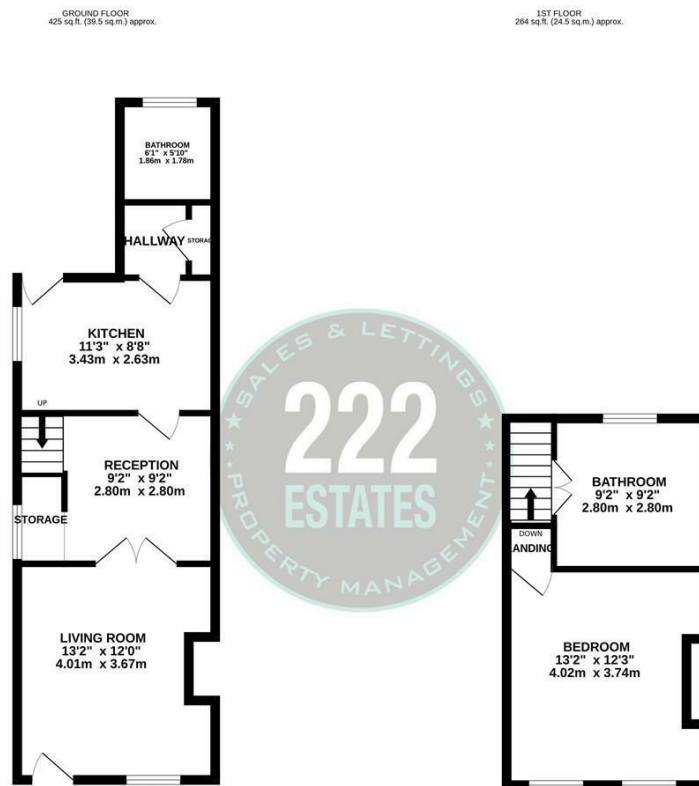
2 DICKENSON STREET WA2 7EZ

£110,000
FREEHOLD

222 ESTATES are proud to present this two bedroom end terraced property that would be a perfect first time buy or investment opportunity. The property is spacious and in a great location within walking distance to the town centre of Warrington. The property provides carpeting throughout the generously sized living room, with double doors into the dining area. Well proportioned kitchen and onward to the downstairs bathroom. Low maintenance yard to the rear.

The property benefits from a new central heating system installed within the last year, as well as being within the catchment area of several reputable schools. To the first floor there are two double bedrooms. Both well sized and bright. Please give 222 Estates a call to book your viewing now!





TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagor 12/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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