



21 DOROTHEA STREET

WARRINGTON, WA2 7PS

£169,950
LEASEHOLD

222 Estates are delighted to introduce to the sales market this three bedroom semi detached property located on Dorothea Street in Warrington. This delightful family home presents an excellent opportunity for those seeking a well-proportioned residence. The property boasts three spacious bedrooms, making it ideal for families or those in need of extra space. The heart of the home features a generously extended kitchen/diner to the rear, perfect for culinary enthusiasts and family gatherings.

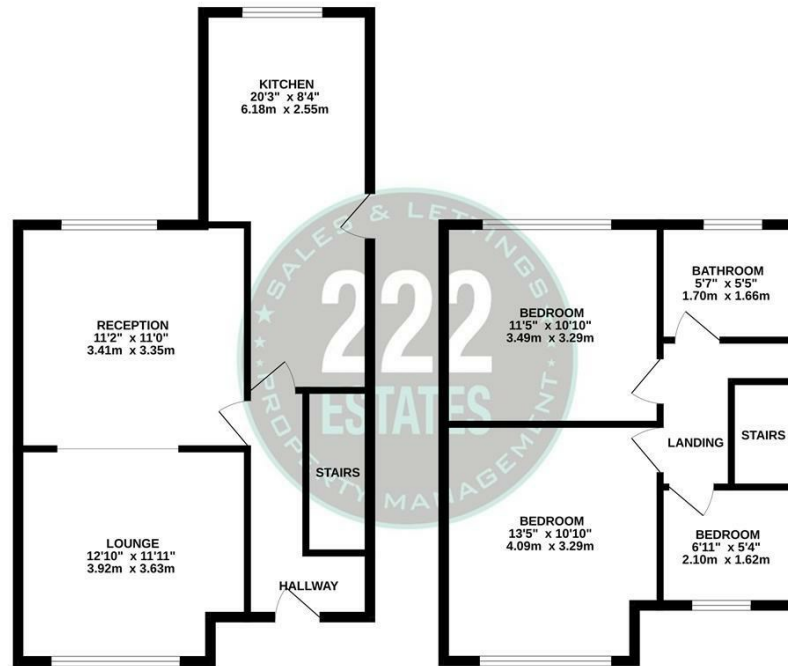
The lounge and dining room have been thoughtfully knocked through, creating a bright and inviting open-plan area that enhances the flow of the home. This versatile space is perfect for entertaining guests or enjoying quiet family evenings.

With the potential to put your own stamp on the property, you can easily personalise it to suit your tastes and lifestyle. The absence of an onward chain adds to the appeal, allowing for a smoother



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.
*Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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