



120 WILKINSON STREET

WARRINGTON, WA2 7RG

£195,000
LEASEHOLD

Situated on the sought after Wilkinson Street in the vibrant and welcoming town of Warrington, this immaculately presented three-bedroom home offers an exceptional combination of comfort, space, and style.

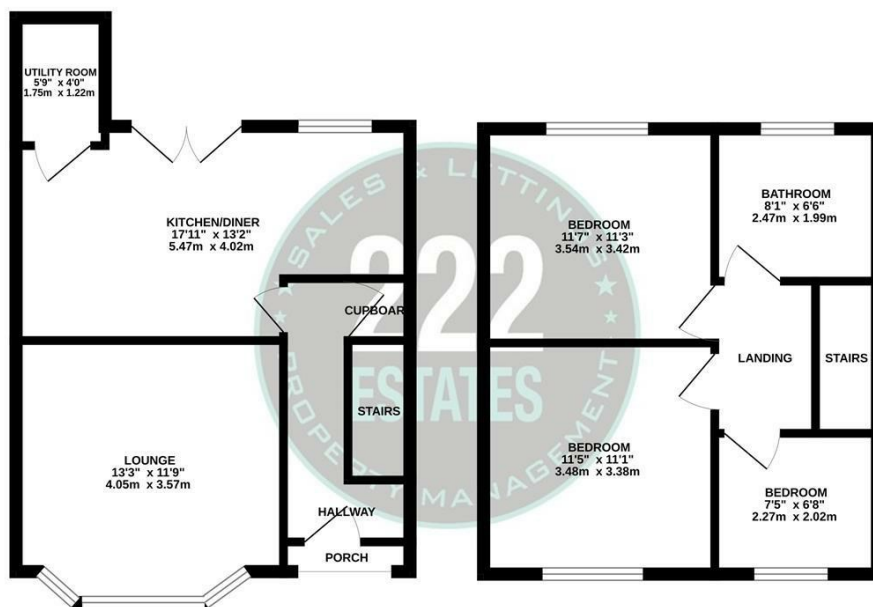
Inside, the property features a generous and well-designed layout ideal for family living. The home offers a modern kitchen and bathroom, a spacious bay fronted lounge filled with natural light, and three well-proportioned bedrooms, providing ample space for rest and relaxation.

At the heart of the home is the stunning kitchen/diner – a versatile space ideal for family meals, entertaining, or enjoying your morning coffee. Double doors open out onto a beautifully landscaped rear garden, finished with elegant porcelain tiles. This outdoor haven provides the perfect setting for sunny afternoons, al fresco dining, or weekend gatherings with friends and family.

The home is filled with natural light, highlighting its sleek, modern design and creating a bright, welcoming atmosphere. Ample storage is available throughout, ensuring functionality as well as style.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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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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