



## 21 EVELYN STREET

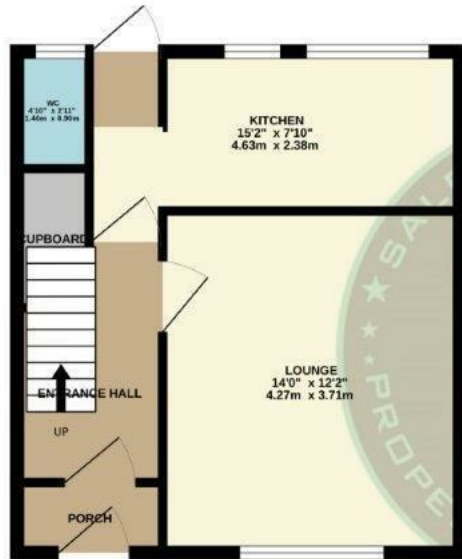
WARRINGTON, WA5 1BJ

**£145,000**  
**FREEHOLD**

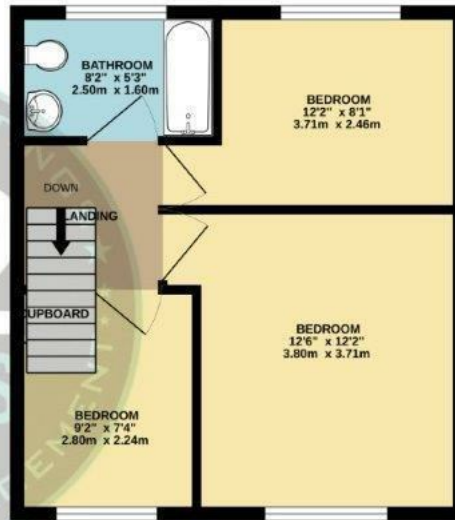
Nestled on Evelyn Street in the charming area of Sankey Bridges, this contemporary mid-terrace house presents an excellent opportunity for those seeking a modern and comfortable home. The property boasts a well-presented interior, featuring three bedrooms and a thoughtfully designed layout that maximises space and functionality.



GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



3 BEDROOM TERRACE

TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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