



**York Street, Warrington, Cheshire, WA4**

**Guide Price: £125,000**

*Leasehold*



# York Street, Warrington, Cheshire, WA4

**\*\* Offered with NO ONWARD CHAIN \*\***

An excellent opportunity for first-time buyers, young professionals, or buy-to-let investors! This freshly painted two-bedroom mid-terrace property on the ever-popular York Street is ready for its new owners to move straight in and make it home.

Step inside and you're welcomed by a bright and airy living room, complete with a front-facing window that fills the space with natural light and a stylish feature fire surround.

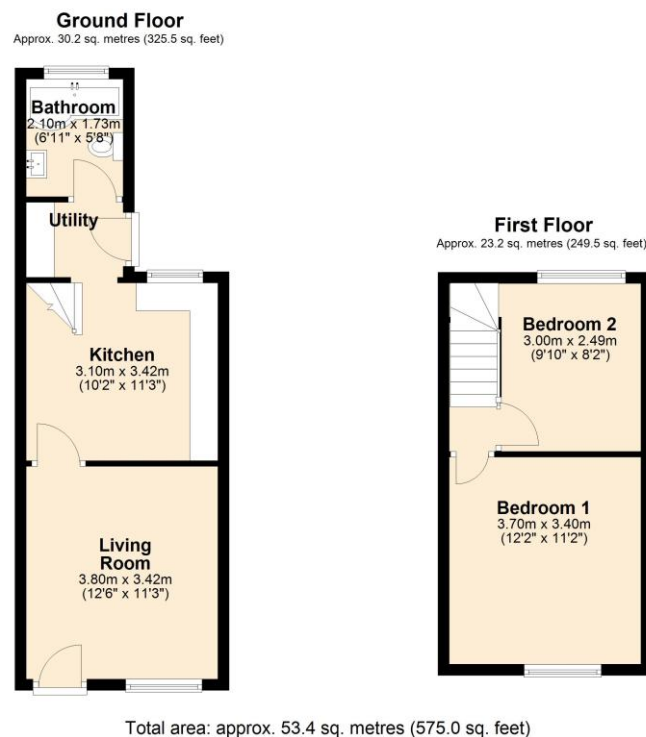
The kitchen is well-equipped, offering a practical range of both base and eye-level units with a combination of free-standing and integrated appliances. Beyond the kitchen, you'll find a useful utility room and a ground floor bathroom, fitted with a modern three-piece white suite.

Upstairs, the property boasts two generous double bedrooms. The main bedroom features built-in cupboards neatly positioned either side of the chimney breast, offering useful storage while retaining the room's character.

Externally, the rear courtyard is designed with low maintenance in mind — the perfect space to enjoy a morning coffee or some evening downtime without the hassle of upkeep.

York Street sits in a well-established and convenient part of Warrington, placing you within easy reach of the town centre, local shops, schools, and transport links. Warrington Central and Bank Quay train stations are both within easy access, offering direct connections to Manchester, Liverpool, and beyond — ideal for commuters. The area also benefits from nearby parks and leisure amenities, giving you a balance of urban convenience and green space.

- Leasehold
- 1000 years from 1 December 1885
- Ground rent £12pa
- EPC Grade TBC
- Council Tax Band A







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The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.