



40 WILKINSON STREET WARRINGTON, WA2 7RD

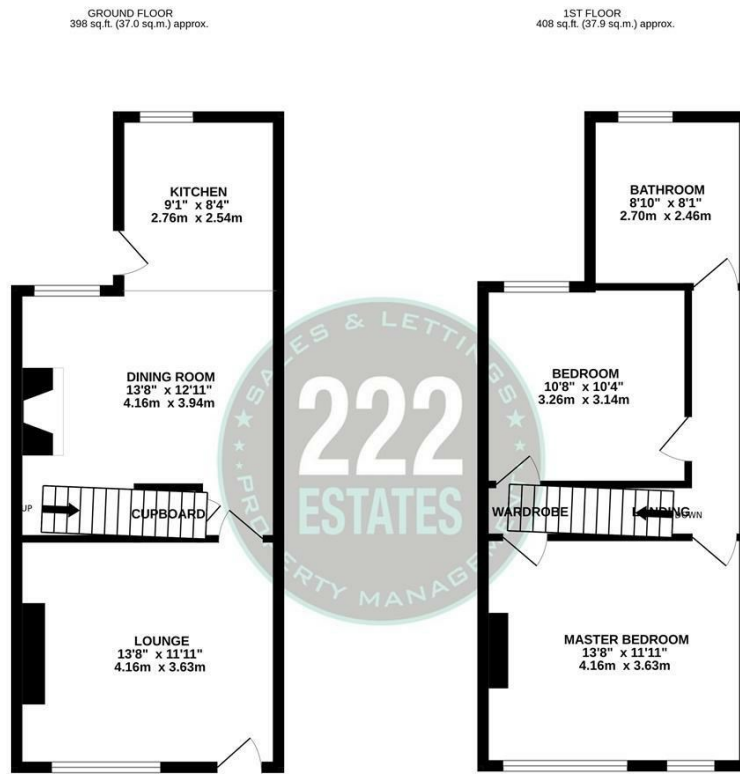
£165,000
LEASEHOLD

Welcome to this charming terraced house located on Wilkinson Street in Warrington, an ideal choice for first-time buyers seeking a well-proportioned home. This delightful property features two spacious reception rooms, providing ample space for relaxation and entertaining. The open-plan kitchen and dining area create a warm and inviting atmosphere, perfect for family meals and gatherings.

The house boasts two generous double bedrooms, ensuring comfort and privacy for all occupants. The bathroom is conveniently situated to serve both bedrooms and guests alike. Tiled flooring throughout the ground floor not only adds a touch of elegance but also makes for easy maintenance.

The property is garden fronted, offering a pleasant view and a touch of greenery. Its prime location directly opposite Beamont Primary School makes it particularly appealing for families with young





TOTAL FLOOR AREA : 807 sq.ft. (74.9 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.
Made with Metropix C202.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		68	
(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

222 Estates Lettings and Sales
222 Orford Lane Orford
Warrington
Cheshire
WA2 7BB

01925 499599
info@222estates.co.uk
www.222estates.co.uk

