



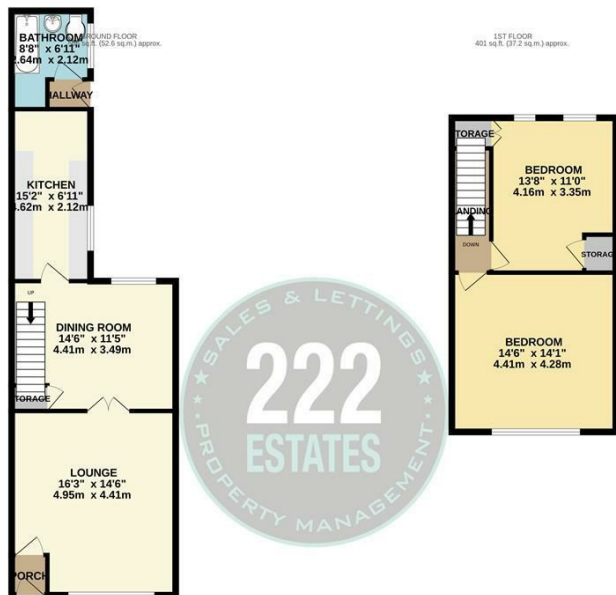
52 SUTTON STREET

WARRINGTON, WA1 2JX

£139,950
LEASEHOLD

Well placed on a tranquil road close to Warrington town centre, this charming two-bedroom terraced house presents an excellent opportunity for first-time buyers and buy-to-let investors alike. The property is conveniently located near Warrington town centre, offering easy access to a variety of amenities, shops, and transport links.





2 BEDROOM TERRACE
TOTAL FLOOR AREA: 907 sq.ft. (83.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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		
(81-91) B		
(69-80) C		
(55-68) D	66	84
(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

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