



68 PARR STREET WARRINGTON, WA1 2JN

£195,000
FREEHOLD

222 Estates bring to the sales market this wonderful and commodious home on the sought-after Parr Street in Warrington. This beautifully refurbished terraced house presents an excellent opportunity for families and professionals alike. With its prime location, you will find yourself just a short stroll away from the vibrant Warrington Town Centre, offering a wealth of shops, restaurants, and local amenities.

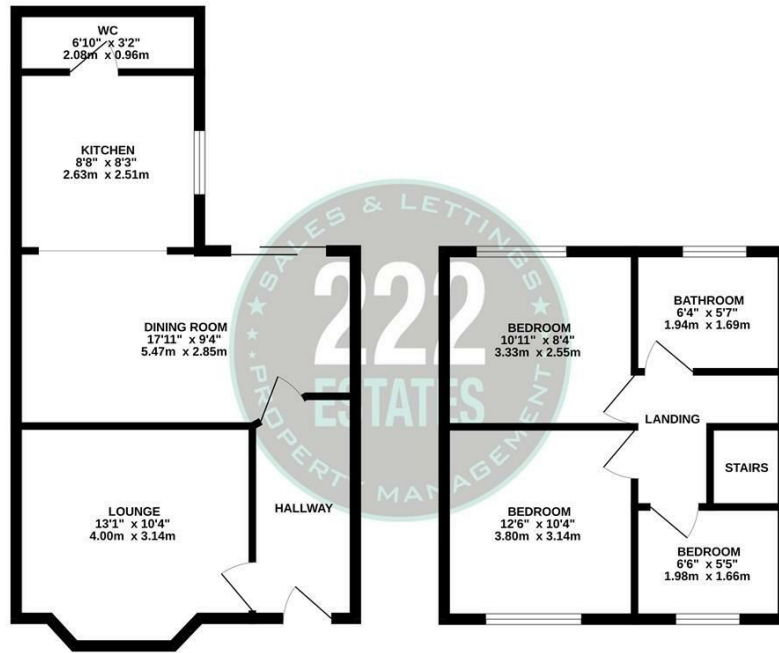
The property boasts a bright and spacious bay fronted living room that welcomes you into the home from the hallway which also leads to an impressive kitchen/diner that has been thoughtfully extended to the rear. This modern space is perfect for entertaining or enjoying family meals, and it is complemented by a convenient downstairs WC.

Upstairs, you will discover three generously proportioned bedrooms, each providing ample space for relaxation and personalisation. Newly installed modern bathroom also. The low maintenance



GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 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) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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