



44 DICKENSON STREET WARRINGTON, WA2 7EZ

**£145,000
LEASEHOLD**

END TERRACE house, TWO bedrooms, LEASEHOLD Title, GOOD sized rear yard, WELL presented, CLOSE to amenities, IDEAL first purchase, IDEAL buy to let investment, SPACE for on road parking, DONT MISS THIS!!

222 Estates are delighted to offer for purchase this superbly presented two bedroom End Terrace property with Leasehold Title and is a credit to the current owners throughout offering a lovely modern interior and is situated in an ideal location close to many local amenities.

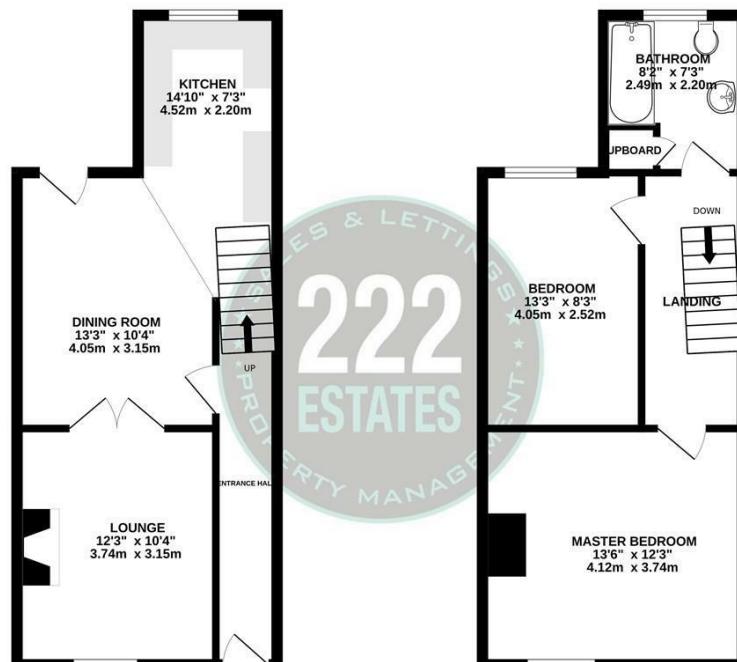
Briefly comprising: entrance hall, attractive dining area, modern family lounge, fabulous fitted kitchen, landing, two double bedrooms and a three piece bathroom suite. To the front of the property is on road parking towards the end of the cul de sac. To the rear of the property is a good sized rear yard with a brick walled boundary and double opening gates to the rear of the estate.

Please give 222 Estates a call to book a viewing!



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA - 795 sq.ft. (73.8 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 errors, omissions or misrepresentation. Illustrations are for guidance only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(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

