



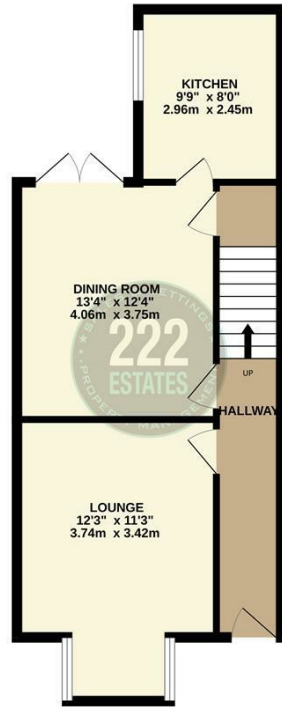
151 WELLFIELD STREET WARRINGTON, WA5 1NU

£165,000
LEASEHOLD

Well placed in the charming area of Whitecross, this delightful two-bedroom house presents an excellent opportunity for both first-time buyers and those seeking a comfortable high-end Investment property. The property boasts a well-designed layout that maximises space and natural light, creating a warm and inviting atmosphere throughout.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(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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