





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!!

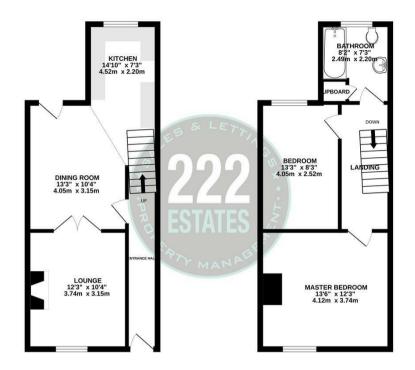
222 Estates are delighted to offer for purchase this superbly presented two bedroom End Terrace property with Leasehold Title and is a credit to the current owners throughout offering a lovely modern interior and is situated in an ideal location close to many local amenities.

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!



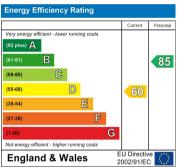
GROUND FLOOR 1ST FLOOR 397 sq.ft. (36.9 sq.m.) approx. 398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.

White every attempt has been made to ensure the accessy of the thoughan contained them measurements of the control of th





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 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 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 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 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 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 approximate and are for general guidance purposes.

222 Estates Lettings and Sales 222 Orford Lane Orford Warrington Cheshire WA2 7BB 01925 499599 info@222estates.co.uk www.222estates.co.uk

