



## 9 BEVAN COURT DUNLOP STREET

WARRINGTON, WA4 6AA

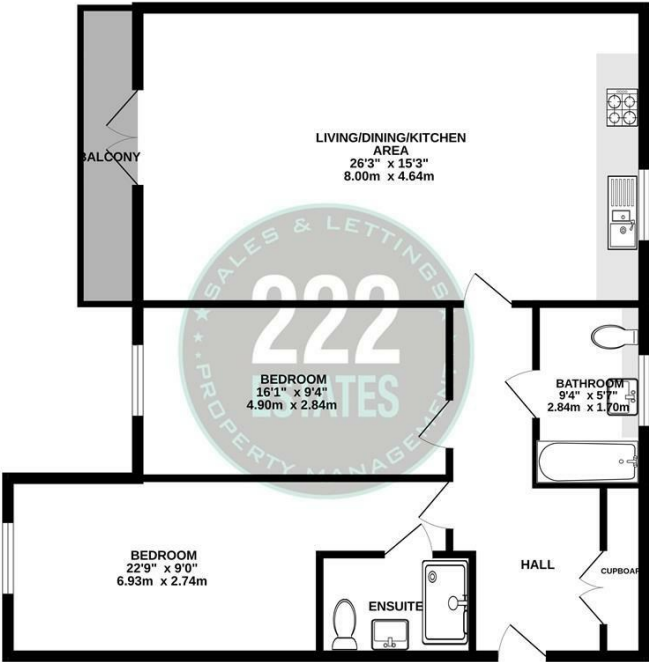
**£125,000**  
**LEASEHOLD**

Offered with NO ONWARD CHAIN - This superb ground floor two bedroom, two bathroom executive apartment is positioned in an ideal central location and provides a whole host of fantastic features.

Located in the Bevan Court development on Dunlop Street, the property is within easy reach of Warrington town centre making it an ideal commuters spot. It is within walking distance to both Warrington Train Stations, bus station as well as a whole host of bars and restaurants in at Time Square and the Cultural quarter of the Town Centre.



GROUND FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items 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 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.  
Made with Metagor ©2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

