



13 HALE STREET WARRINGTON, WA2 7BU

**£120,000
LEASEHOLD**

Offered with no onward chain! Nestled on Hale Street in the vibrant town of Warrington, this charming terraced house presents an excellent opportunity for first-time buyers. With two generously sized double bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room that flows seamlessly into the rest of the home, creating a warm and inviting atmosphere.

The lounge leads onto the well equipped kitchen to the rear then on through a hallway to the downstairs bathroom. The private rear yard provides a delightful outdoor space, perfect for enjoying a morning coffee or hosting small gatherings with friends and family.

Location is key, and this house is ideally situated within walking distance to Warrington Town Centre. Here, you will find a variety of shops, restaurants, two train stations and local amenities, making



GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.8 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 inaccuracies. It is for general guidance purposes only and provided to us by the vendor or 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 Mapbox ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(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

