

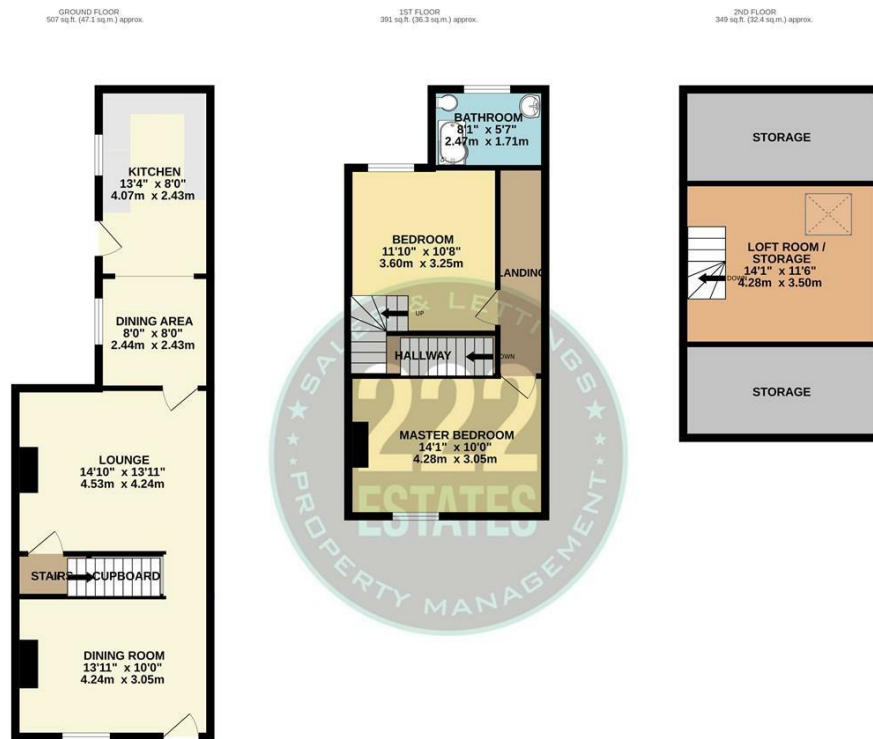


## 53 SCOTT STREET WARRINGTON, WA2 7EH

**£155,000**  
**LEASEHOLD**

Nestled on the pleasant Scott Street in Warrington, this delightful two-bedroom mid-terrace house offers a perfect blend of modern living and classic character. Built in EARLY 1900'S, the property has been thoughtfully updated while retaining its original charm, making it an ideal home for families or professionals alike.





2 BEDROOM TERRACE WITH LOFT ROOM  
TOTAL FLOOR AREA: 1247 sq.ft. (115.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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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

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