



36 ALGERNON STREET WARRINGTON, WA1 3QP

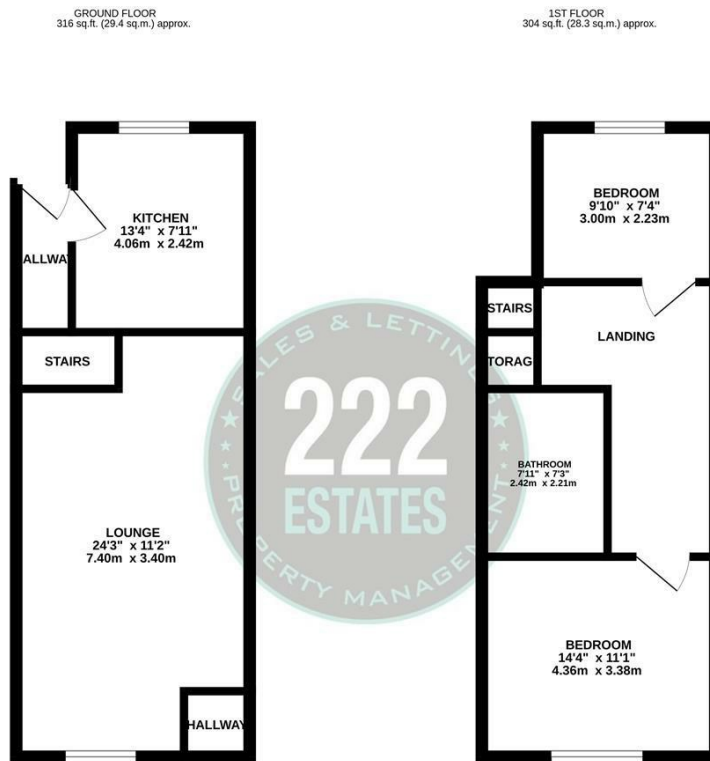
£155,000
LEASEHOLD

Offer with no onward chain, 222 Estates bring to the sales market this two bedroom mid terraced property on Algernon Street in Warrington. This delightful house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a welcoming open-plan lounge on the ground floor, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

The property is situated just a short walk from Warrington Town Centre as well as an easy drive to excellent motorway links.

At the rear, you will find a good-sized modern kitchen, equipped with ample cupboard space to cater to all your culinary needs. This well-designed area ensures that cooking and dining can be enjoyed in comfort and style.





TOTAL FLOOR AREA: 621 sq.ft. (57.7 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 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. Made with Measure (2020)



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

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