



## 17 FORD STREET WARRINGTON, WA1 3QH

**£195,000**  
**LEASEHOLD**

Offered with no onward chain this mid terraced property has been extended and is presented in a very good condition. The property is located in a quiet street in a very convenient location close to Warrington Town Centre. It is also just a short drive from excellent motorway links and great amenities.

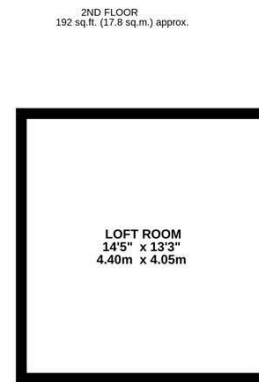
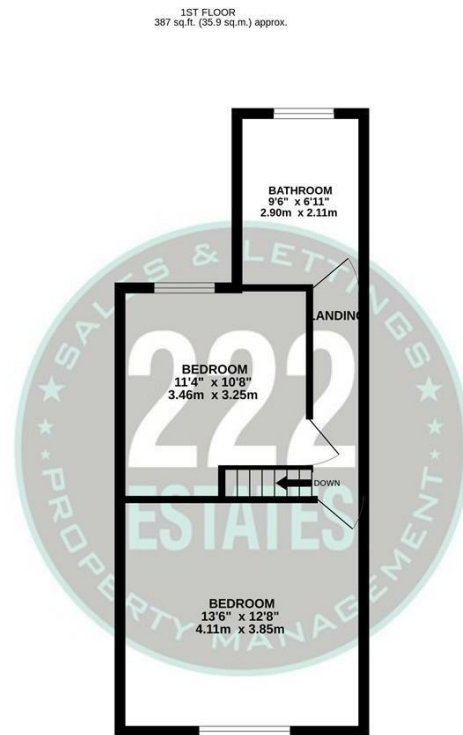
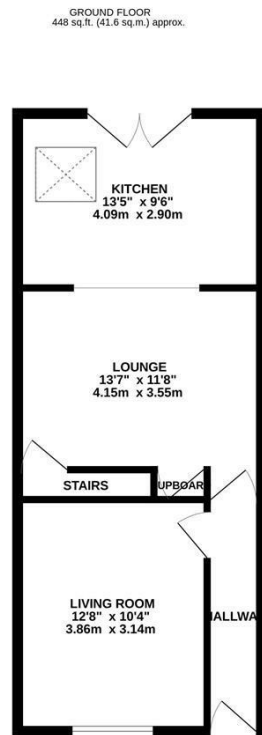
The property itself is a generous size and would be a perfect first time purchase. Entering into the hallway leading to a spacious lounge to the front. To the rear there is a second reception room that opens out onto the extension that houses the kitchen. With a kitchen island and patio doors spanning across the rear of the property overlooking the garden, this room is a real show stopper!

To the first floor there are two double bedrooms along with modern family bathroom. In the second bedroom there are ladders leading to a boarded loft room.

Please give 222 Estates a call to book a viewing straight away!







TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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.  
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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<br>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

