



## 449 WELLFIELD STREET

WARRINGTON, WA5 1PY

**£145,000**  
**LEASEHOLD**

222 Estates Ltd are delighted to present for sale this spacious two-bedroom mid-terraced house located on Wellfield Street in Warrington, boasting a delightful view over the nearby park. This property is well-presented throughout, making it an ideal opportunity for anyone looking to move in and enjoy their new home without the need for extensive renovations.





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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