



48 AMELIA STREET WARRINGTON, WA2 7QD

£220,000
LEASEHOLD

222 Estates bring to the sales market this period semi-detached home that exudes timeless elegance and boasts a wealth of character and charm. The property welcomes you with a spacious entrance hall having been recently panelled and beautiful bay fronted lounge, adorned with a striking feature fireplace, creating a warm and inviting ambience for gatherings with family and friends. The property further impresses with a dining/sitting room that showcases a picturesque window, offering a delightful view overlooking the garden. The recently fitted modern kitchen provides a perfect blend of style and functionality, catering to the demands of modern living.

Ascending the staircase to the first floor, you are greeted by three generously proportioned bedrooms, each exuding comfort and tranquility, ideal for rest and relaxation, complete with traditional style bathroom. The private enclosed rear courtyard offers a serene escape, providing an intimate space to unwind and enjoy moments of peace and quiet.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual conditions, rooms and any other details are approximate and it is recommended to check the size and dimensions of any room before purchase. This plan is for illustrative purposes only and should not be used as a basis for any financial purchase. The contents, accuracy and availability cannot be held responsible for any errors or omissions. Map data ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(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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