



90 LEICESTER STREET WARRINGTON, WA5 1TA

£175,000
FREEHOLD

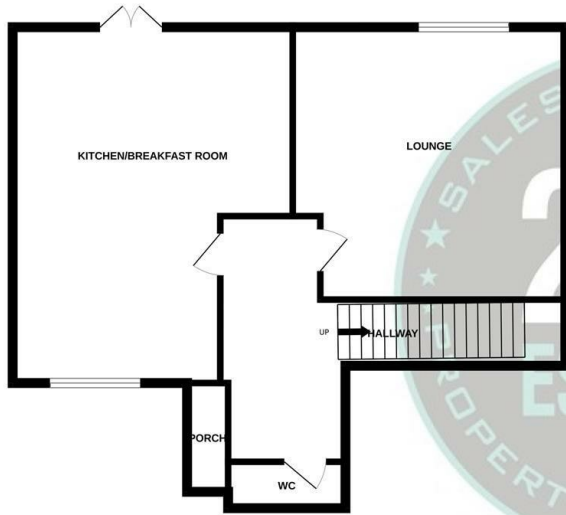
Welcome to this charming house located on Leicester Street in Warrington, a delightful property that offers both comfort and convenience. This home features a spacious reception room, perfect for relaxing or entertaining guests. With three generously sized bedrooms, there is ample space for families or those looking for extra room to accommodate guests or create a home office.

The modern kitchen/diner is a standout feature, providing a stylish and functional space for cooking and dining. It is designed to cater to both everyday meals and special occasions, making it the heart of the home. Additionally, the property boasts a convenient downstairs WC, enhancing the practicality of the living space.

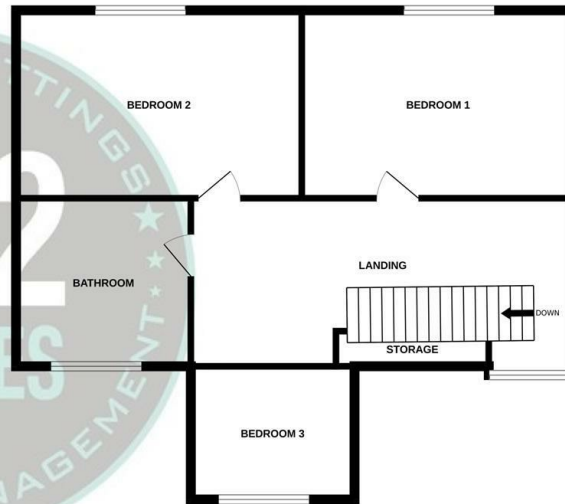
Step outside to discover a private rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day.



GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 1545 sq.ft. (143.6 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) 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

222 Estates Lettings and Sales
222 Orford Lane Orford
Warrington
Cheshire
WA2 7BB

01925 499599
info@222estates.co.uk
www.222estates.co.uk

