



Hale Street, Warrington, Cheshire. Offers in Excess of £85,000

Cash Buyers Only | Victorian Mid Terrace Property | Two Spacious Bedrooms | Enclosed Rear Courtyard | Convenient Access To Motorway Links M6/M62 & Warrington Town Centre | Walking Distance To Warrington Train Stations | No Onward Chain | Council Tax Band A |





TOTAL FLOOR AREA: 597 sq ft. (55.5 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, sections, heights and any other levels are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metaphor 02023

****CASH BUYERS ONLY****

This unique opportunity is exclusively available to cash buyers, offering a chance to transform this historic home into a charming residence.

Inside, you'll discover two spacious bedrooms, offering flexibility for comfortable living arrangements, whether it's for a small family, a couple, or as a potential investment.

The property features an enclosed rear courtyard, a versatile outdoor space that can be transformed into a cosy retreat, a gardening haven, or an alfresco dining area for those warm summer evenings.

Enjoy easy access to major motorway links, including the M6 and M62, facilitating straightforward commutes to neighbouring areas. Warrington Town Centre is also conveniently close, offering a diverse range of amenities and services.

For those who rely on public transport, you'll appreciate the property's walking distance proximity to Warrington's train stations, ensuring effortless access to various destinations.



allowing you to make your move swiftly.

price for budget-conscious buyers.

nalized living space with character and history. With proximity to train stations, it holds great potential. Act now to make this property your own.

Contact your local office to arrange a viewing:

- Padgate:** 01925 479334
- Great Sankey:** 01925 454300
- Winwick:** 01925 232146
- Stockton Heath:** 01925 453400
- St.Helens:** 01744 754120
- Wigan:** 01942 498862
- Culcheth:** 01925 764744
- Ashton-In-Makerfield:** 01942 364446
- Newton-Le-Willows:** 01925 907770
- Commercial Office:** 01925 907709
- Lettings Head Office:** 01925 873533
- Financial Services:** 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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