

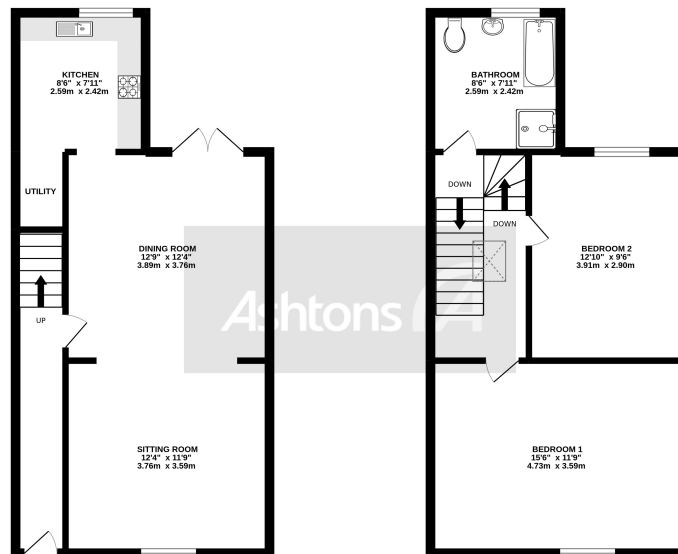


## *Dixon Street, Warrington. Offers in Excess of £150,000*

Two large double bedrooms | Two receptions rooms | Open fire with exposed brickwork | High ceilings and original features | Close to train station and Warrington town centre | West facing rear garden | Council Tax Band: A Annual Price: £1,313 |



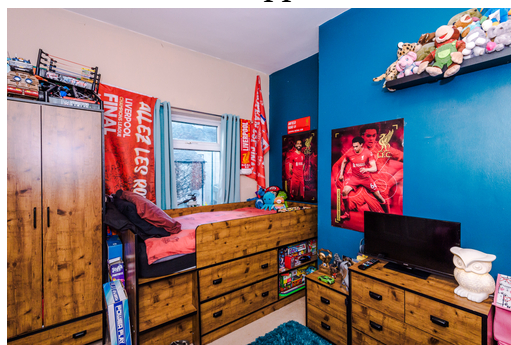




TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, 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 is to their condition or whether they will be given. Made with Metropix (2022)

A deceptively spacious traditional terrace house full of character and charm. Arranged over two floors accommodation briefly comprises; entrance hall, lounge with open fire and exposed brick chimney breast leading to dining room with double doors opening to the rear garden, fully fitted kitchen extended to the under stair space. To the first floor there is a landing area, two large double bedrooms and a beautiful fur piece family bathroom with freestanding roll top bath and walk in shower. Externally is on road parking with residents benefiting from a Warrington town parking permit and a courtyard style rear garden. Perfectly located for shops, schools, nurseries, parks and a stone's throw from the train station this property has all the local amenities right on the doorstep. Viewing is highly recommended to appreciate the size.



*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**

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