



# *Algernon Street, Warrington. WA1 3QP.*

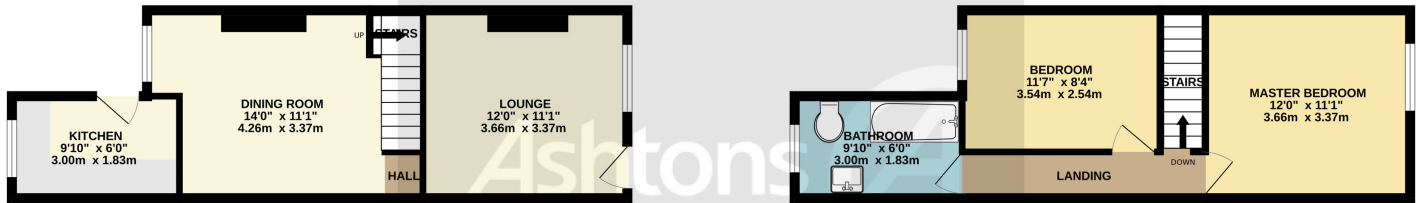
## *£127,500*

Sold With Sitting Tenant | Attractive Two Bedroom Mid Terrace | First Floor Bathroom | Walking Distance To Warrington Town Centre/Train Stations | No Onward Chain | On Street Parking & Enclosed Rear Courtyard | Council Tax Band: A Annual Price: £1,313 (min) | Currently Achieving £650.00 per month |



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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Introducing this charming two-bedroom mid-terrace property, now available for sale with the added benefit of a sitting tenant. Situated within walking distance to Warrington Town Centre and the train stations, this home offers both convenience and comfort.

The property boasts a fully equipped kitchen and spacious reception rooms. To the first floor there two well-proportioned double bedrooms and a bright and airy bathroom with three piece suite.

There is on street parking and an enclosed rear courtyard providing a private outdoor space with gated access.

With its desirable location, proximity to essential amenities, and the convenience of a sitting tenant, this property presents an excellent investment opportunity. Contact us today to arrange a viewing and secure a charming property in this sought-after location.



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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