



## 8 Birtles Road , Warrington, WA2 9AG £220,000

SPACIOUS CHARACTER SEMI DETACHED, POPULAR RESIDENTIAL LOCATION, RECENTLY REDECORATED THROUGHOUT, NO CHAIN, TWO RECEPTION ROOMS, FITTED KITCHEN, THREE BEDROOMS, BATHROOM, GARAGE, DRIVEWAY PARKING & GARDENS.

This Well Proportioned Family Home is a stones throw from the local primary school, local amenities and just a short drive to Warrington Town Centre, Retail Parks and Motorway Networks. Boasting no onward chain too it will appeal to many. The accommodation comprises Entrance Hallway, Bay Fronted Lounge, Dining Room,, Fitted Kitchen, Three Bedrooms and a Bathroom. Externally there is a gated driveway leading to the garage, adjacent front garden and a low maintenance rear garden.

- SPACIOUS CHARACTER SEMI DETACHED
- POPULAR RESIDENTIAL LOCATION
- RECENTLY REDECORATED THROUGHOUT
- NO CHAIN
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM
- GARAGE
- DRIVEWAY PARKING & GARDENS

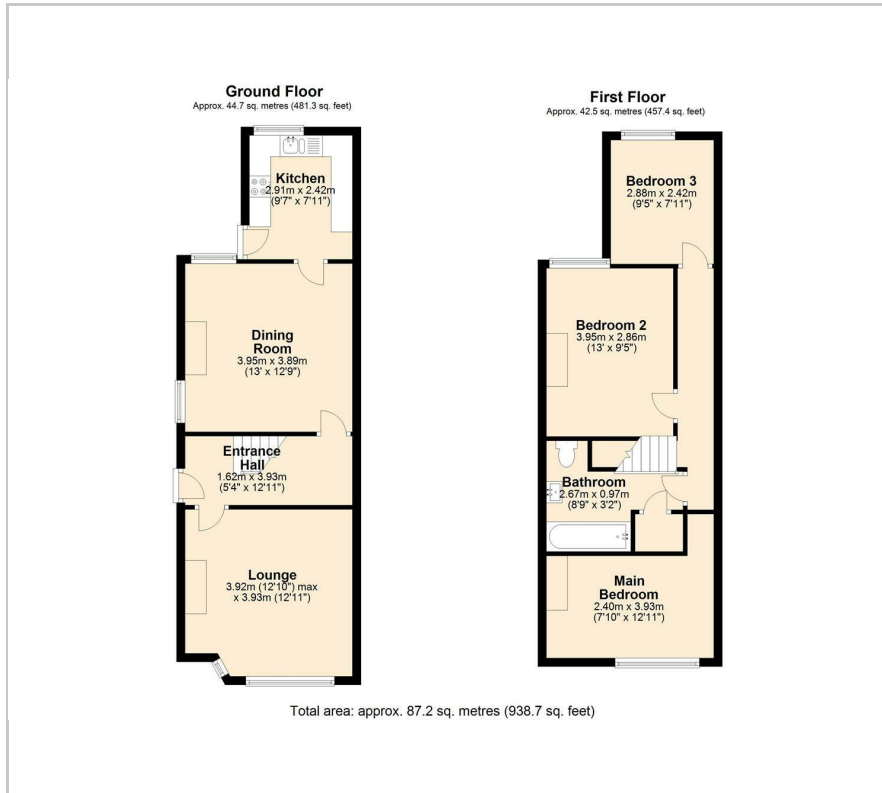
### Viewing

Please contact our Let n Sell Office on 07958 253511 if you wish to arrange a viewing appointment for this property or require further information.

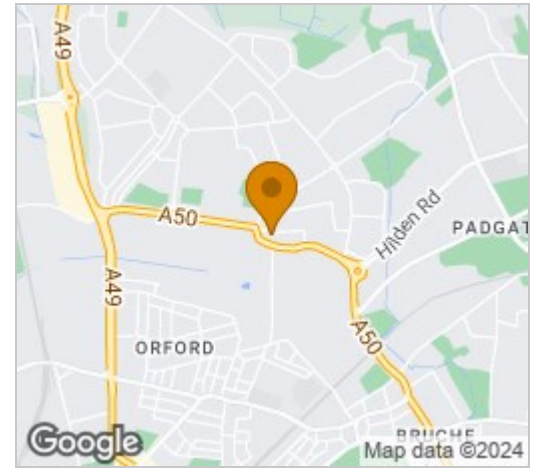




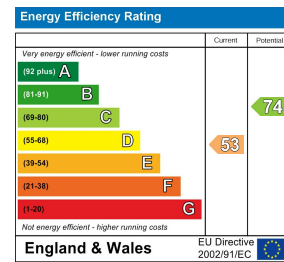
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.