

Dam Lane, Woolston, Warrington, WA1 4ET  
£230,000





\*OPPORTUNITY FOR RENOVATION\* CLOSE TO TRANSPORT LINKS \* CONSERVATORY \*

Nestled in the charming Dam Lane of Woolston, Warrington, this delightful house offers a fantastic opportunity for those seeking a new home. With its prime location near Birchwood and Warrington Town Centre, convenience is at your doorstep.

This property boasts three bedrooms, providing ample space for a growing family or those in need of a home office. The garage offers additional storage space.

For those with a creative vision, there is room for renovation, allowing you to tailor the space to your personal taste and needs. The good motorway links make commuting a breeze, ensuring you can easily explore the surrounding areas or access nearby amenities.

Don't miss out on the chance to make this house your own and create a cosy retreat in this desirable location.



**The Hive Sankey Street  
Warrington  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC