



## 26 COLNE ROAD BURTONWOOD

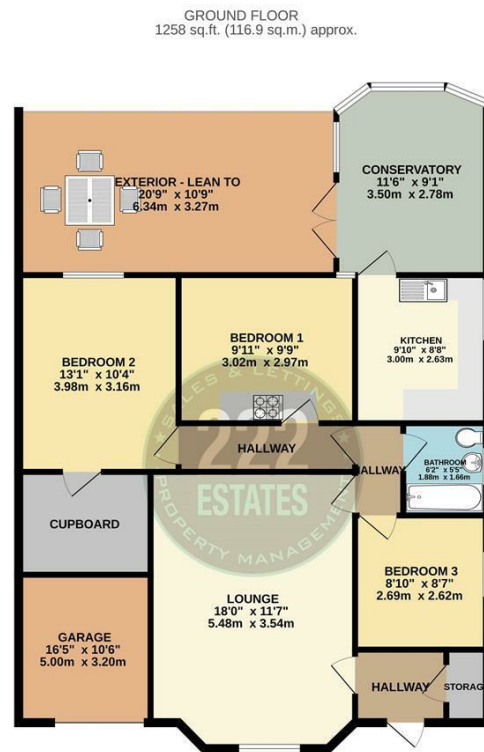
### WARRINGTON, WA5 4LE

£250,000

Welcome to Colne Road, a delightful 3-bedroom bungalow nestled in the heart of Burtonwood, Warrington. This charming property, constructed in 1960, offers a perfect blend of Rural setting and modern living, making it an ideal family home or a peaceful retreat, idyllically set close to Omega Business development. Step inside to discover a warm and inviting living room, perfect for relaxation or entertaining guests. The cosy fireplace adds a touch of charm, creating a welcoming atmosphere for family gatherings. The well-appointed kitchen is designed for both functionality and style, featuring ample cabinetry and countertop space, making meal preparation a breeze. This bungalow boasts three generously sized bedrooms, each offering a tranquil space for rest and relaxation. Natural light floods through large windows, enhancing the warm ambiance. The family bathroom is conveniently located and features modern fixtures, ensuring comfort and ease for your daily routines with shower over Jet/massage bath. Step outside to your private backyard, a perfect space for outdoor entertaining or enjoying a quiet afternoon in nature. The well-maintained lawn and patio area offer endless possibilities for gardening, play, or simply unwinding in the fresh air. Private and not overlooked at all. With a huge loft and integrated garage space with additional open parking for two vehicles, you'll never have to worry about parking arrangements. Situated in a peaceful neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an ideal spot for families. Enjoy the best of both worlds with a serene suburban lifestyle while being just a short drive away from Warrington's vibrant town centre. Don't miss the opportunity to make this charming bungalow your new home! Schedule a viewing today and experience the warmth and comfort of 26 Colne Road for yourself.







3 BEDROOM BUNGALOW WITH GARAGE  
TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.  
Made with Miroplan 12/2024



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

222 Estates Sales and Lettings  
222 Orford Lane Orford  
Warrington  
Cheshire  
WA2 7BB

01925 499599  
info@222estates.co.uk  
www.222estates.co.uk

