



2 WEDGWOOD DRIVE

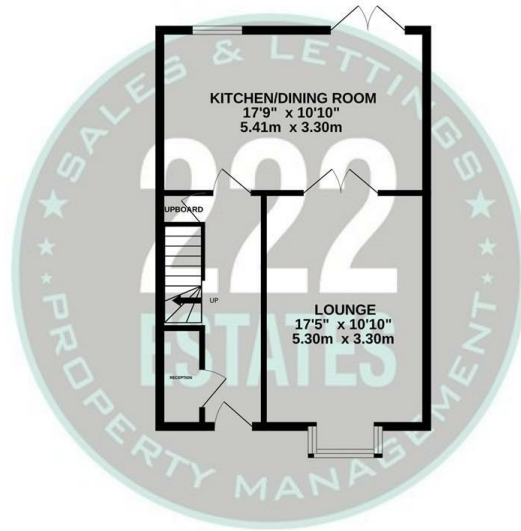
WARRINGTON, WA4 6GA

£350,000
LEASEHOLD

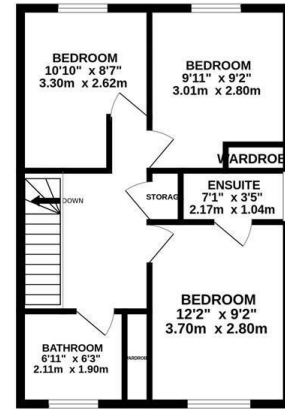
Nestled in the tranquil cul-de-sac of Wedgwood Drive, Warrington, this stunning detached house is a true gem. Built in 2015, this new build property boasts a beautifully presented interior, having previously served as an ex-show home. With three spacious bedrooms and two well-appointed bathrooms, it offers ample space for families or those seeking extra room for guests.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	79	
(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

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