



## 85 MONTROSE CLOSE

WARRINGTON, WA2 0SD

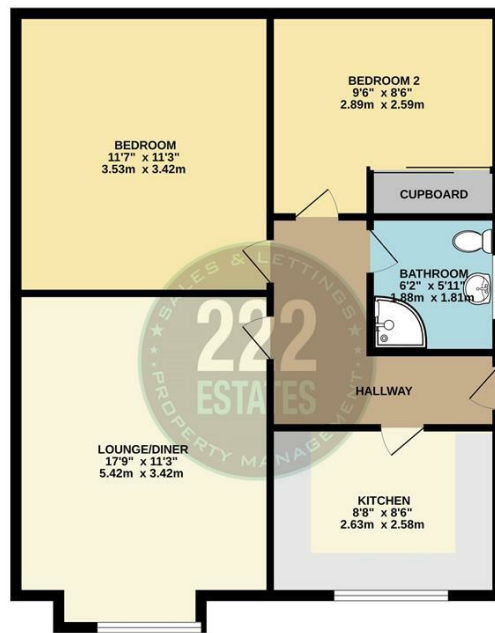
**£215,000**  
**FREEHOLD**

Nestled in the charming Montrose Close, Fearnhead, Warrington, this beautifully presented semi-detached bungalow offers a delightful living experience. Built in 1980, the property has been thoughtfully modernised, showcasing a contemporary interior that is both stylish and functional.





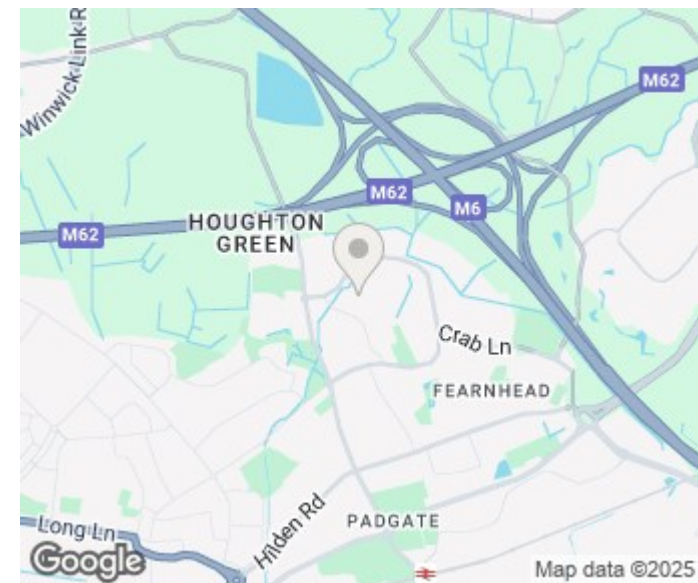
GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



2 BEDROOM BUNGALOW

TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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