

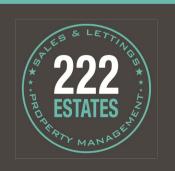




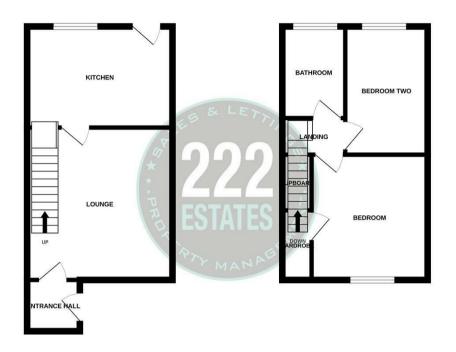
## 22 PATTERSON CLOSE WARRINGTON, WA3 6QR

£195,000 LEASEHOLD

Positioned in a quiet cul de sac, this two bedroom semi detached property is immaculately presented throughout and would be an excellent first time purchase. The property offers driveway parking to the front and private rear garden which is part paved, part laid to lawn. The cul de sac provides access to woodland walks around the local area, perfect for dog walking or runners. Birchwood shopping centre and train station are just a short drive away, as well as motorway and transportation links meaning you can be in Manchester or Liverpool in as little as half an hour.



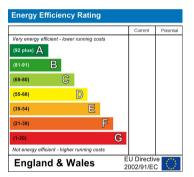
GROUND FLOOR 1ST FLOOR 317 sq.ft. (29.5 sq.m.) approx. 296 sq.ft. (27.5 sq.m.) approx.



BIRCHWOOD TECHNOLOGY PARK Risley Mos:

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Map data ©2025



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.

White every attempt has been made to ensure the eccuracy of the floorpian contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for finitrative purposes only and should be used as supply opposition previous.

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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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