



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
317 sq.ft. (29.5 sq.m.) approx.

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



TOTAL FLOOR AREA: 613 sq.ft. (57.0 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) 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 Lettings and Sales
222 Orford Lane Orford
Warrington
Cheshire
WA2 7BB

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

