

## 31 HARRIER ROAD

### WARRINGTON, WA2 0WN

**£240,000**  
**LEASEHOLD**

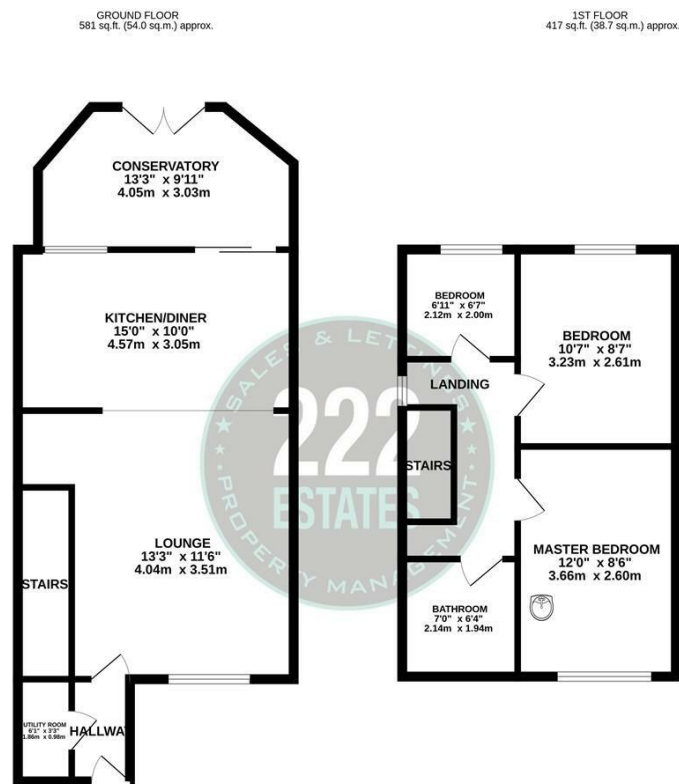
Offered with NO ONWARD CHAIN. Nestled in the tranquil neighbourhood of Harrier Road, Padgate, Warrington, this charming three-bedroom house offers a delightful blend of comfort and modern living. Upon entering, through the hallway, you are greeted by a spacious reception room that seamlessly flows into a beautifully knocked-through kitchen area, creating a fantastic hub for family gatherings and entertaining guests.

The property boasts a well-appointed bathroom and a convenient downstairs toilet, enhancing its practicality for everyday living. An additional great feature of the home is undoubtedly the inviting conservatory at the rear, which overlooks a meticulously maintained garden, providing a serene space to relax and enjoy the outdoors.

Presented to a high standard throughout, this home is ready for you to move in and make it your own. The quiet and popular neighbourhood adds to the appeal, making it an ideal location for families and professionals alike. With its thoughtful layout and modern amenities, this property is a perfect choice for those seeking a comfortable and stylish living environment in Warrington. Don't miss the opportunity to view this lovely home.

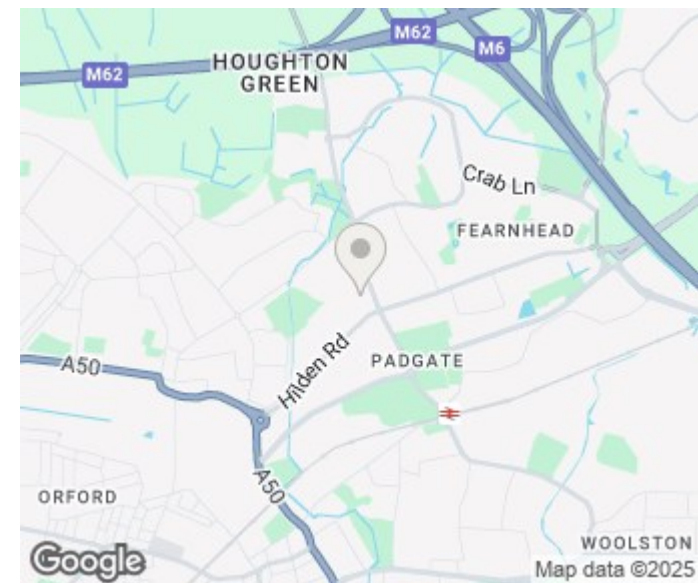






TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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.  
Made with NetScout (2025).



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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