



48 SMITH DRIVE WARRINGTON, WA2 8ER

£249,950
LEASEHOLD

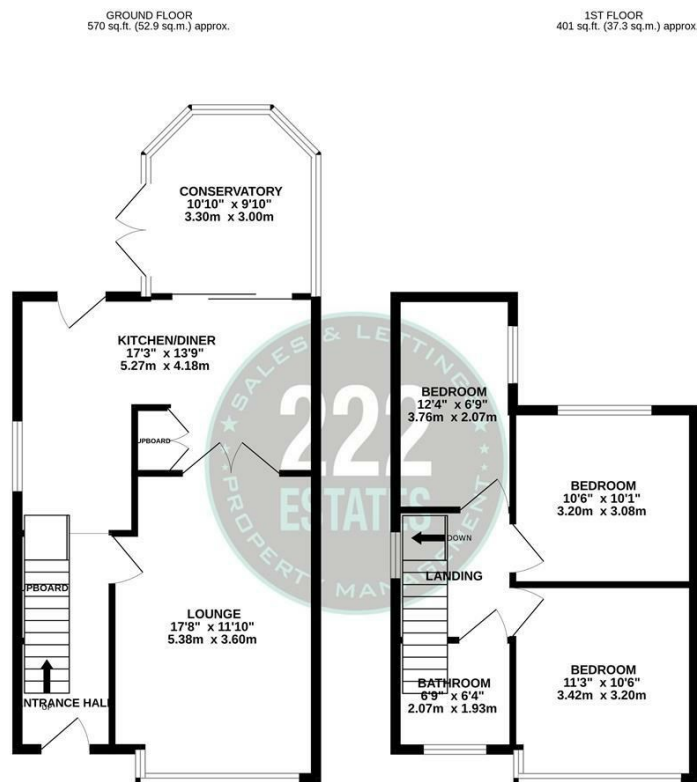
222 Estates bring to the market this superb three bedroom semi detached home that has been EXTENDED to the rear and benefits from driveway parking for several vehicles, detached garage, conservatory to rear and a fabulous low maintenance rear and side garden.

Situated on the ever popular Smith Drive, the commodious home would be perfect for a growing family and internally the property briefly comprises; entrance hallway leading to very generous lounge to the right. The open plan kitchen/diner can either be accessed via the hallway or through double doors from the lounge. It is such a fantastic space and serves as an excellent hub of the home. Hopefully the pictures can do it some justice but viewings in person are highly recommended. Conservatory to the rear overlooking the low maintenance rear garden and detached garage.

To the first floor there are three double bedrooms along with family bathroom.

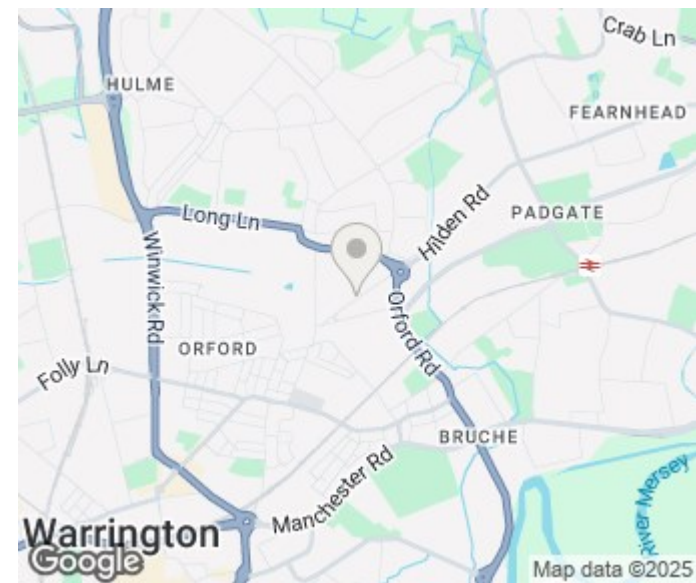
Please give 222 Estates a call to book a viewing straight away!





TOTAL FLOOR AREA: 971 sq.ft. (90.2 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 Merge 5/2025



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

