



## 11 SOUTH AVENUE WA2 8AS

£850 PCM

222 Estates are proud to present this thoroughly renovated two bedroom garden fronted mid terraced home in a very desirable area. It would be absolutely perfect for a small family to just move in and enjoy the home. Positioned in a quiet family orientated street close to good schools and amenities, within walking distance to Warrington Town Centre and a short drive to excellent motorway links.





| Energy Efficiency Rating                                   |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                            | 89        |
| (81-91) B  |                            |           |
| (69-80) C  |                            | 65        |
| (55-68) D  |                            |           |
| (39-54) E  |                            |           |
| (21-38) F  |                            |           |
| (1-20) G   |                            |           |
| Not energy efficient - higher running costs                |                            |           |
| England & Wales  | EU Directive<br>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](mailto:info@222estates.co.uk)  
[www.222estates.co.uk](http://www.222estates.co.uk)

