



115 SHAWS AVENUE WARRINGTON, WA2 8AF

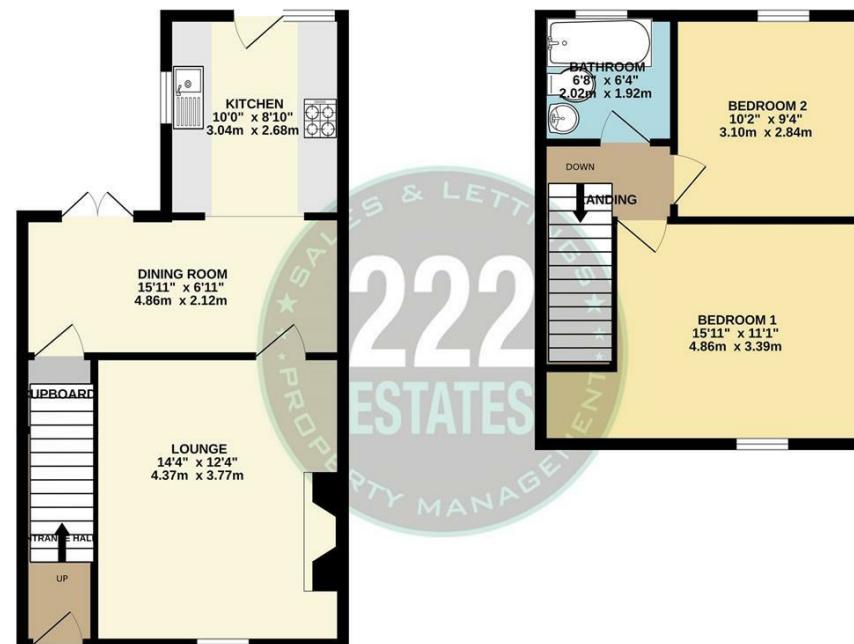
**£175,000
LEASEHOLD**

Idyllically situated on the in the sought-after area of Shaws Avenue, Warrington, this charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers and small families alike. The property is ideally situated on tree lined street and within close proximity to essential amenities, including shops, schools, public transport services, and a local park, making it a convenient choice for everyday living.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		53
(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

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