



 3  1  1

Hastings Avenue, Warrington, Cheshire

Asking Price £165,000



This extended 3 bedroom terraced home offers a double driveway and well sized rear garden, as well as significant living space downstairs, and 2 double bedrooms. Set in a popular residential area which offers buyers excellent value for money. Being sold on a FREEHOLD basis with NO CHAIN.

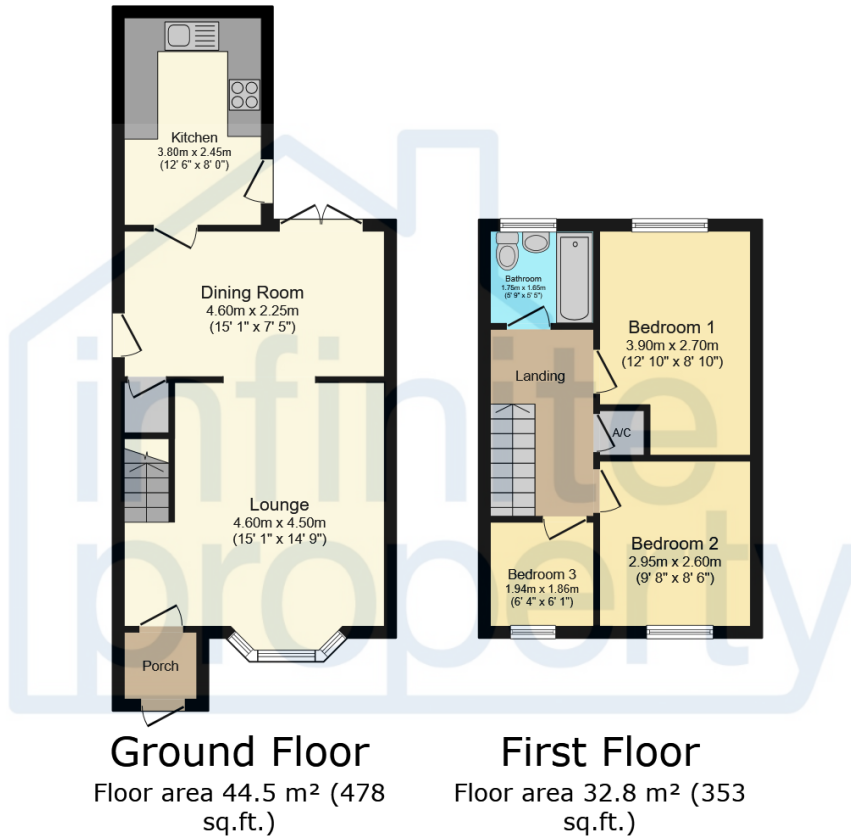
The property briefly comprises: Entrance Porch, with UPVC door; Lounge with bay window and gas fireplace, and under stairs storage cupboard; Dining room with sliding patio doors into the rear garden; kitchen with modern gloss cabinets, and rear door into garden.

Upstairs there are 3 bedrooms; bathroom with shower over the bath; airing cupboard on the landing.

Externally there is a large block paved driveway, the rear garden has a feature patio and lawn surrounding.







TOTAL: 77.2 m² (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



01925 658858



194 Padgate Lane, Warrington, Cheshire, WA1 3DF

sales@infinitepropertyltd.com



www.infinitepropertyltd.com



OPENING HOURS

Monday to Friday 9-5:30, Saturday 9 -2



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are a

