

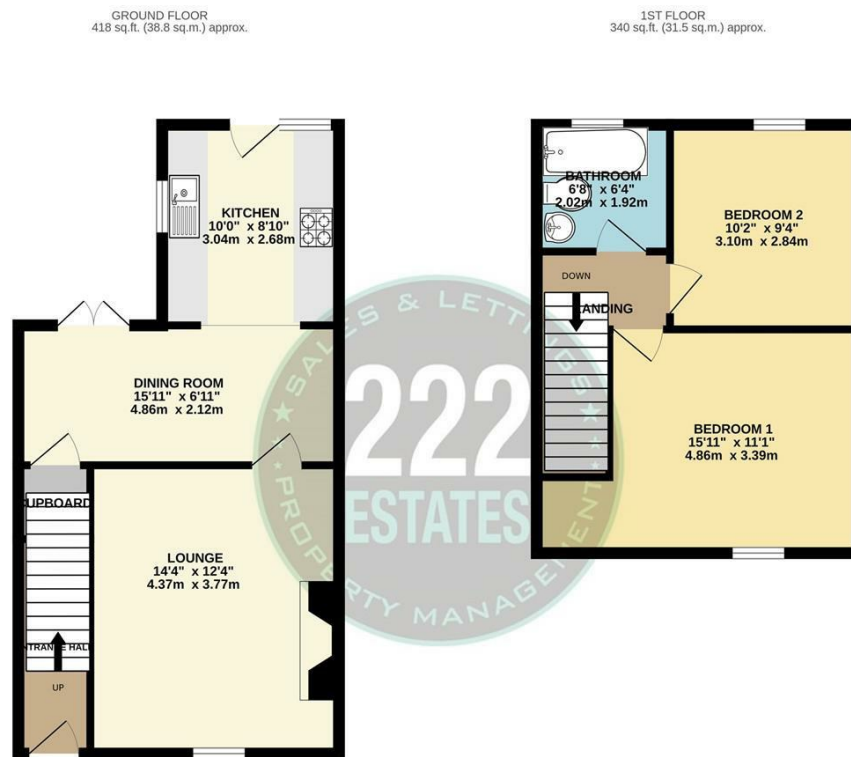


115 SHAWS AVENUE WARRINGTON, WA2 8AF

£175,000
LEASEHOLD

Idyllically situated on the in the sought-after area of Shaws Avenue, Warrington, this charming two-bedroom mid-terraced 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.





TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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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

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