



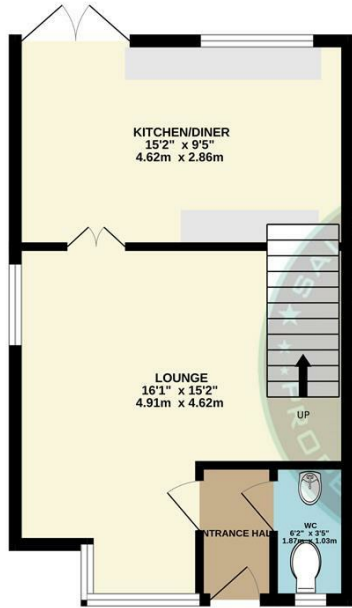
## 25 LYSANDER DRIVE WARRINGTON, WA2 0GL

£225,000  
FREEHOLD

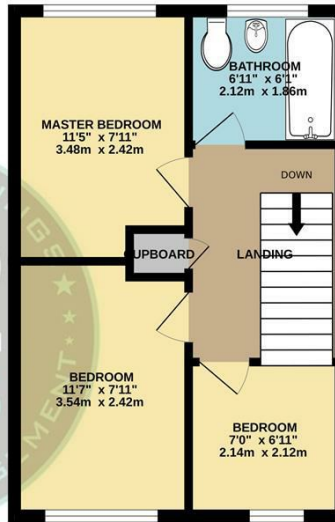
Peacefully situated in the sought-after area of Padgate, Warrington, this modern semi-detached family home on Lysander Drive is an excellent opportunity for those seeking a comfortable and stylish living space. Offered with no chain, this recently renovated property is ready for you to move in and make it your own.



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

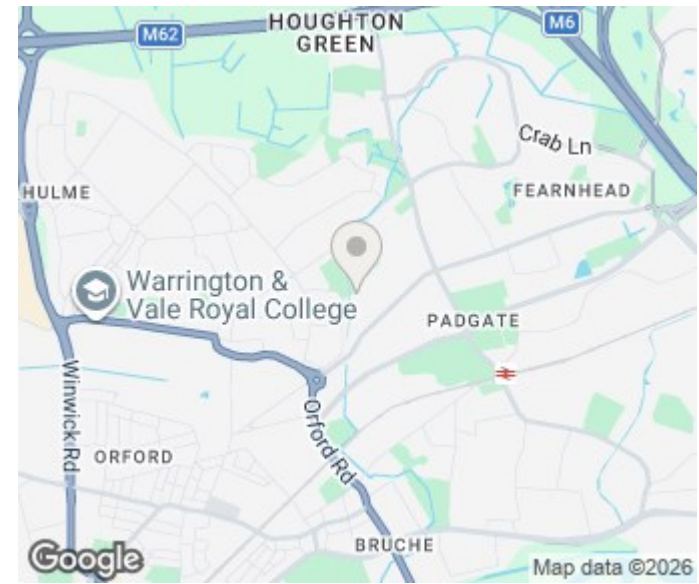


1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA: 721 sq.ft. (67.0 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 Metropix v2009.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

