LET n SELL

11 Beatty Avenue, Warrington, WA2 9NY

£259,500

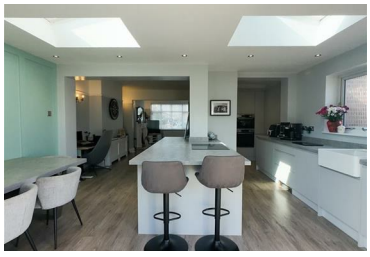
3 1 2

A fantastic three-bedroom semi-detached family home with a superb open-plan kitchen, dining and living space at its heart!

Situated on Beatty Avenue in Warrington, this spacious home offers modern, versatile living with an impressive sense of space throughout.

The standout feature is the generous open-plan kitchen, dining and living area, creating a fantastic social space that is perfect for family life and entertaining. The modern Wren kitchen is complemented by excellent storage and flows directly onto the rear garden.

Outside, the low-maintenance garden features artificial grass, decking and a patio, creating an ideal space for relaxing and entertaining, with the added benefit of a garage.



- Three-bedroom semi-detached home
- Direct access from the kitchen/diner onto the rear garden
- Ideal family home
- Spacious open-plan kitchen/diner creating a fantastic social and family space
- Low-maintenance rear garden with artificial lawn and decking area
- Viewing highly recommended

43 Thelwall Lane, Warrington, Cheshire, WA4 1LJ
Tel: 01925 949027 Email: info@letnsell.co.uk www.letnsell.co.uk