



89 Poplars Avenue, Warrington

£225,000 Freehold

3 bedroom end of terrace property set on larger than average plot • Driveway and large rear garden, with opportunity to extend further subject to planning • Large kitchen / dining room with patio doors leading on to rear garden • Being sold on a freehold basis • 2 double bedrooms with space for fitted wardrobes • South west facing garden providing sun all day • 3rd bedroom is a large single room • Large hallway with potential to add downstairs toilet





Welcome to this beautifully presented three-bedroom end of terrace home, set on a larger than average plot and offering a wonderful blend of space, comfort, and potential.

From the moment you step through the generous entrance hallway, you are greeted by a sense of light and openness, with ample room to add a downstairs toilet if desired.

The heart of the home is the expansive kitchen and dining area, thoughtfully designed for both family meals and entertaining, featuring modern fittings and inviting patio doors that seamlessly connect the indoors to the rear garden.

Upstairs, two spacious double bedrooms provide plenty of space for fitted wardrobes, while the third bedroom is a large single room, perfect for a guest room, nursery, or home office.

With a south-west facing aspect, the property enjoys natural sunlight throughout the day, creating a bright and welcoming atmosphere in every room. The property also boasts a private driveway, ensuring convenient off-street parking, and a large rear garden that offers excellent potential for future extension (subject to planning permission), making this an ideal opportunity for those looking to grow or add value to their home.

Situated in a sought-after residential area, you are just moments from a variety of essential amenities including supermarkets, highly regarded schools, and excellent transport links that make commuting a breeze. Local dining options, parks, and leisure facilities are all within easy reach, while nearby hospitals and community services provide peace of mind for families and professionals alike.

This attractive home is being sold on a freehold basis, offering you complete ownership and flexibility, with no ground rent or service charges to consider. Don't miss the chance to secure this versatile and inviting property, perfectly positioned for both convenience and future potential - enquire now to arrange your viewing and take the first step towards making this exceptional house your new home.







TOTAL: 89 m²
 1st floor: 48 m², 2nd floor: 41 m²
EXCLUDED AREAS: WALLS: 10 m²
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