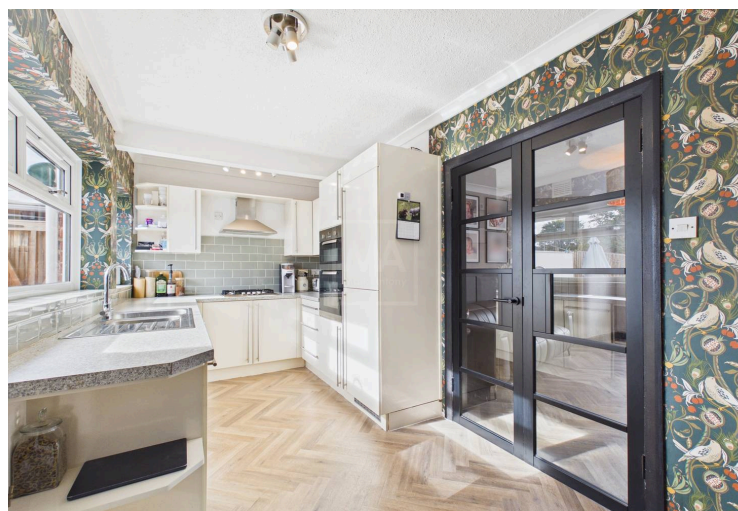




Statham Avenue Warrington

Three Bedroom Property • Ideal Family Home • Driveway Parking • Spacious Living Room • Modern Kitchen Space • Downstairs WC • Low Maintenance Garden • Close to Motorway Links • Renovated Bathroom • South Facing Garden



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SALES & LETTING AGENTS



INTERIOR

Upon entering, a welcoming hallway leads to a bright and spacious lounge, perfect for relaxing and entertaining. Double doors open into the modern kitchen, complete with integrated appliances and space for dining. The ground floor also benefits from a WC and a versatile reception room with patio doors to the garden.

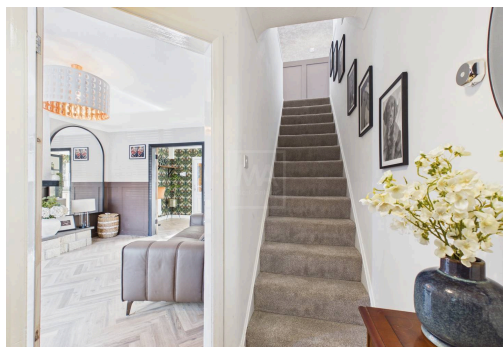
To the first floor are three well-proportioned bedrooms, including two doubles, and a recently renovated bathroom with a modern suite and rainfall shower. Well presented throughout, this attractive home offers flexible living space, excellent storage, and is ready to move straight into.

A further benefit of this home is the excellent storage available throughout, including built-in storage to the second bedroom and practical space within the living areas. The property is well maintained and tastefully presented, offering a comfortable and flexible layout suited to a range of buyers. Whether you're a first-time buyer, a growing family, or looking to downsize, this home is ready to move straight into and enjoy.



EXTERIOR

The rear garden is south facing and beautifully landscaped and designed for low-maintenance living. Patio doors open onto a flagged seating area, ideal for outdoor dining and summer BBQs, leading to a lawned garden with artificial grass, stepping stones, and a further section of natural lawn. A side gate provides access to the front of the property where there is a stone driveway offering off-road parking for two vehicles.

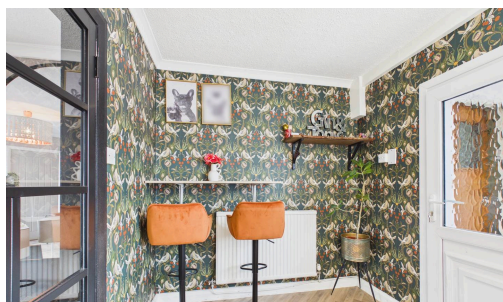


LOCATION

Orford is a suburb of Warrington and is a residential area located between the M62 and Warrington Town Centre. The area enjoys access to both the Orford Jubilee Neighbourhood Hub and Orford Park. You are within walking distance to many local amenities and there are also excellent transport links to surrounding Towns and Cities. There are several schools close by including St Andrews' Primary School and St Stephen's Catholic Primary School.

GENERAL INFORMATION

- › Council Tax band: A
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C







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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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