

**Borrowdale Avenue, Warrington, WA2 9HP**

**Offers In The Region Of £155,000**

**Council Tax Band: A**



This charming mid-terrace house offers a delightful blend of comfort and potential. Built in 1950, the property spans an inviting 807 square feet and features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The layout flows seamlessly, leading to a functional kitchen and a bathroom that caters to your everyday needs. The property is further enhanced by both front and rear gardens, offering outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Situated in a quiet location, this home is conveniently close to local amenities, the town centre, and excellent transport links, ensuring that you are never far from the essentials. The surrounding area boasts a friendly community atmosphere, making it an appealing choice for those looking to settle down.

With plenty of potential for personalisation and improvement, this property invites you to make it your own. Whether you are a first-time buyer or an investor, this three-bedroom mid-terrace house on Borrowdale Avenue presents an excellent opportunity to create a comfortable and stylish home in a desirable location. Do not miss the chance to explore the possibilities that await you in this lovely Warrington residence.



The Hive Sankey Street, Warrington, WA1

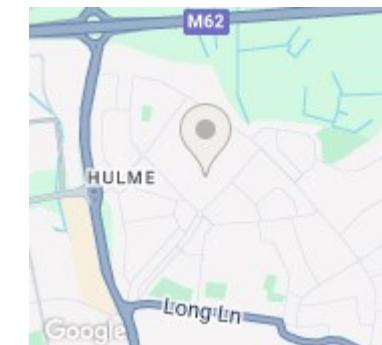
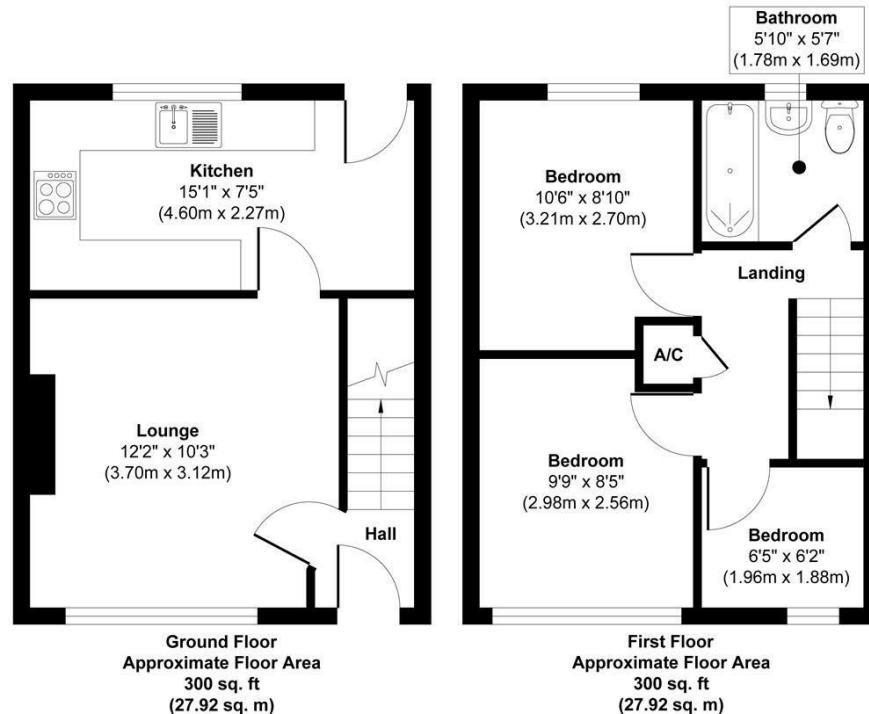
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### 37 Borrowdale Ave WA2 9HP



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	