



33 HALLFIELDS ROAD WARRINGTON, WA2 8DL

**£195,000
LEASEHOLD**

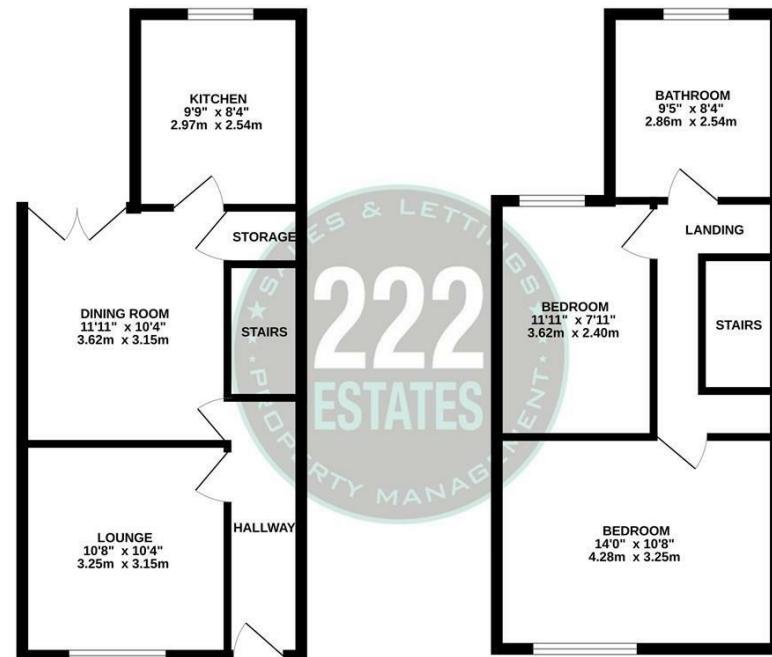
222 Estates are proud to offer this delightful family home on Hallfields Road, set on a long-established road with an interesting variety of residential properties of various ages set within mature, tree lined surroundings. The property itself constitutes a mid terrace house believed to have been built during the Edwardian era to an attractive design of brick and rendered elevations under a slate roof. The house is situated in a convenient location with the attractive amenity of Orford Park to the front and its convenience to Warrington town centre together and outer lying Warrington areas, make it a popular and sought after location. and two mainline railway stations.

The property has been tastefully decorated throughout by the current owners and would be absolutely perfect for a first time buyer to move in and enjoy without having to lift a finger. As you walk into the property the hallway entrance leads to the cosy lounge to the front, dining room to rear and then onto the brand new kitchen with integrated appliances such as dishwasher and washer/dryer. To the first floor there are two very generous bedrooms (the larger master to the front with in built wardrobes), along with modern family bathroom.



GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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 representation. This plan is for general guidance purposes only and should not be relied upon by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		68
(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	

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

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