

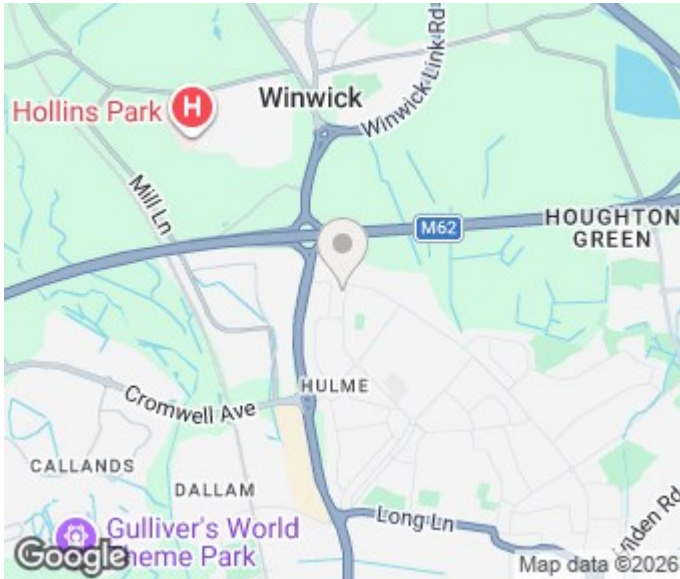


64 COTSWOLD ROAD WARRINGTON, WA2 9SG

£194,000
FREEHOLD

Well placed on the charming Cotswold Road in Warrington, this beautifully presented garden-fronted terrace house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(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

222 Estates Lettings and Sales
 222 Orford Lane Orford
 Warrington
 Cheshire
 WA2 7BB

01925 499599
 info@222estates.co.uk
 www.222estates.co.uk

