



## 2 HAWLEYS CLOSE WARRINGTON, WA5 0EL

£170,000  
FREEHOLD

Welcome to this charming semi-detached house located in the peaceful Hawleys Close, Warrington. This delightful property boasts three generously sized bedrooms, making it an ideal family home. The layout includes a welcoming reception room that provides a comfortable space for relaxation and entertaining.

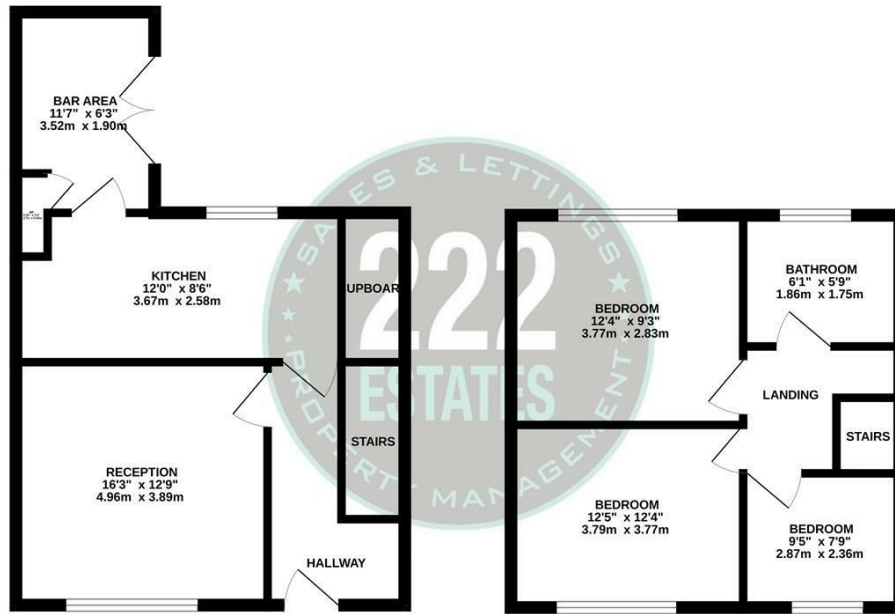
One of the standout features of this home is the good-sized plot it occupies, offering gardens to the front, side, and rear. These outdoor spaces present a wonderful opportunity for gardening enthusiasts or families looking to enjoy outdoor activities in a quiet setting, away from the hustle and bustle of the main road.

The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. This is a fantastic opportunity for buyers to put their own stamp on the home, tailoring it to their personal tastes and preferences.

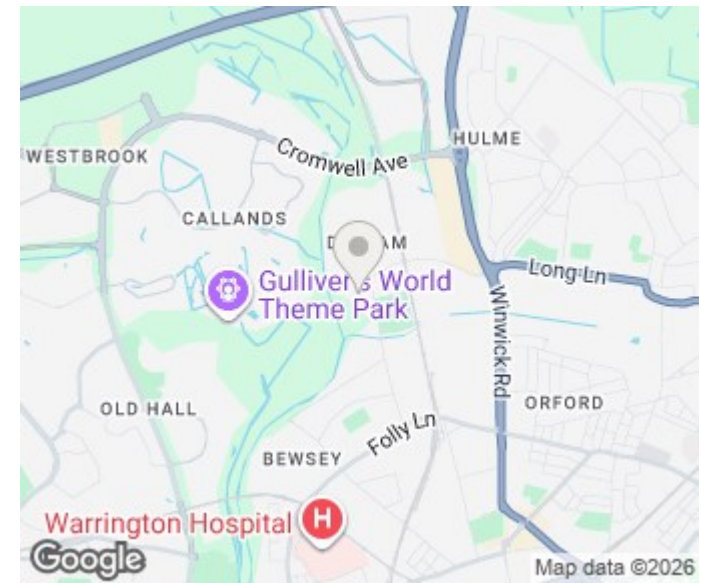


GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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