



16A ORFORD GREEN

WARRINGTON, WA2 8PD

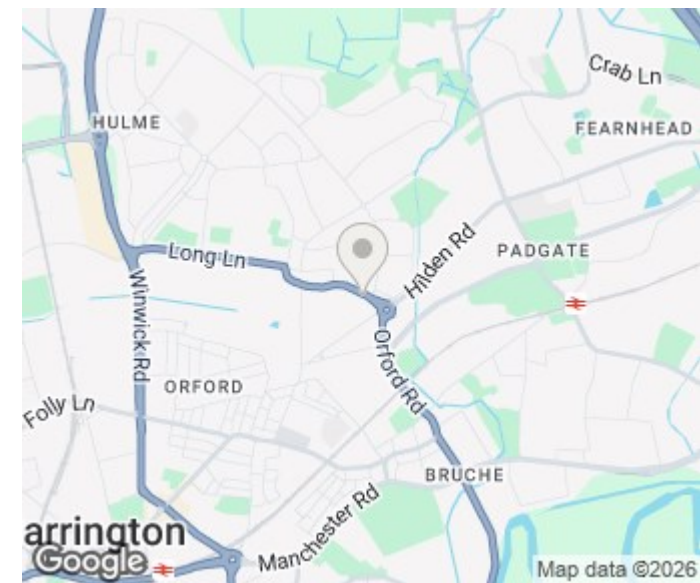
£275,000
LEASEHOLD

Offer with NO ONWARD CHAIN this charming semi-detached house on Orford Green presents an excellent opportunity for families and professionals alike. The porch entrance opens to hallway and light and spacious bay fronted lounge to the front.





4 BEDROOM SEMI
 TOTAL FLOOR AREA: 1402 sq.ft. (130.3 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, wall-to-wall, rooms and any other items are approximate and no responsibility is taken for any errors, 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.
 Made with Metropix (2020)



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	

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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