



## 33 BELMONT AVENUE WARRINGTON, WA4 1LY

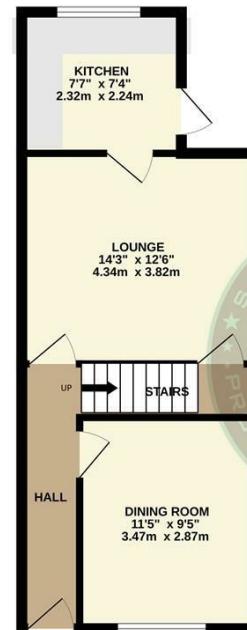
**£155,000  
FREEHOLD**

Nestled in the tranquil Latchford Village, this charming modernised terrace house on Belmont Avenue offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

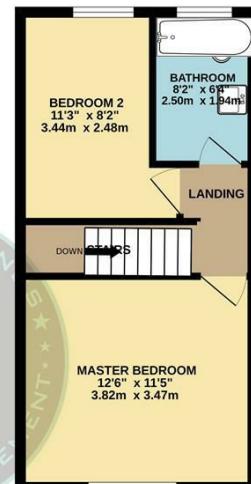
Upon entering, you are greeted by two separate reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is thoughtfully designed, featuring contemporary fittings that make cooking a pleasure. The layout of the home promotes a warm and inviting atmosphere, perfect for both everyday living and hosting guests.



GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



Map data ©2026

2 BEDROOM MID TERRACE  
TOTAL FLOOR AREA: 708 sq.ft. (65.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements to rooms, floors, rooms and any other areas are approximate and are for general guidance purposes only. Any omission or inaccuracy is not for legal 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 is given as to their condition or working order for general use.  
Made with Metrixpix 2.20.0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		66
(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

