



30 PATTERDALE AVENUE WARRINGTON, WA2 9NP

**£170,000
FREEHOLD**

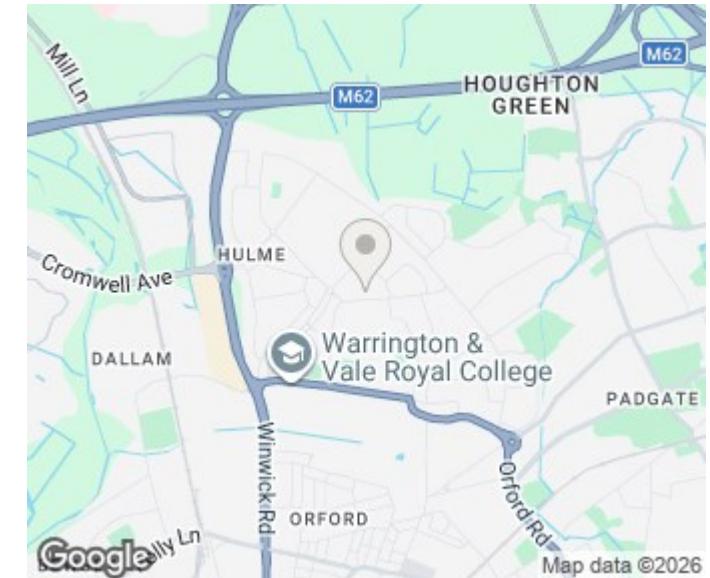
Offered with NO ONWARD CHAIN this three bedroom terraced property in a very popular residential area of Orford, Warrington. The generously sized home provides gardens to front and back and has fantastic living space internally. The family home is positioned in a very convenient location just a short drive from Warrington Town Centre as well as excellent M6 and M62 motorway links to Liverpool, Manchester and further afield.

Internally the property briefly comprises; entrance hallway leading to nicely decorated living room to the front. Modern Kitchen/Diner to the rear overlooking the rear garden which is part paved, part laid to lawn with the addition of a brick built outhouse.

To the first floor there are two double bedrooms, one single bedroom and family bathroom with separate WC.

Would make an ideal first time purchase or investment. Please give 222 Estates a call to book a viewing straight away!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		67
(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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