

OFFERS IN THE REGION OF

£360,000

Aviemore Drive

Warrington, WA2 0TQ

PROPERTY SUMMARY

Stunning Open-Plan Family Home | Exceptional Kitchen | Three Bedrooms | Close to Local Schools |

At the heart of this beautifully presented home is an outstanding, high-specification open-plan kitchen, thoughtfully designed to an exceptional standard. Featuring sleek contemporary finishes, a central island, and impressive bi-folding doors opening onto the rear garden, it creates the perfect space for modern family living, entertaining, and everyday life.

The property also offers a spacious living room, a practical utility room, three well-proportioned bedrooms, and a stylish family bathroom, as well as downstairs WC and Utility Room. Outside, there is a generous driveway providing ample off-road parking, together with an enclosed rear garden which is private and not overlooked, ideal for relaxing and entertaining.

A superb family home where the exceptional kitchen truly steals the show. Viewing is highly recommended.

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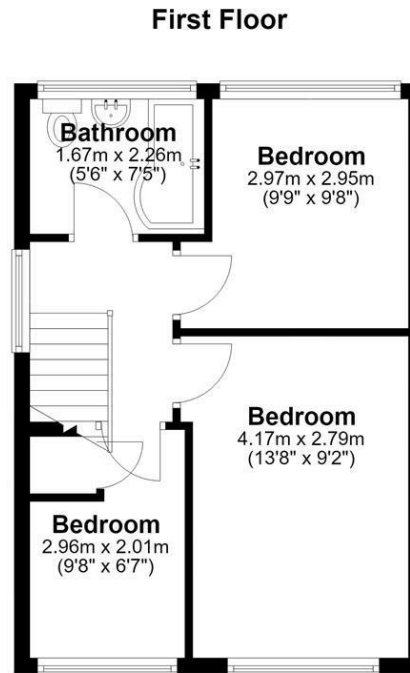
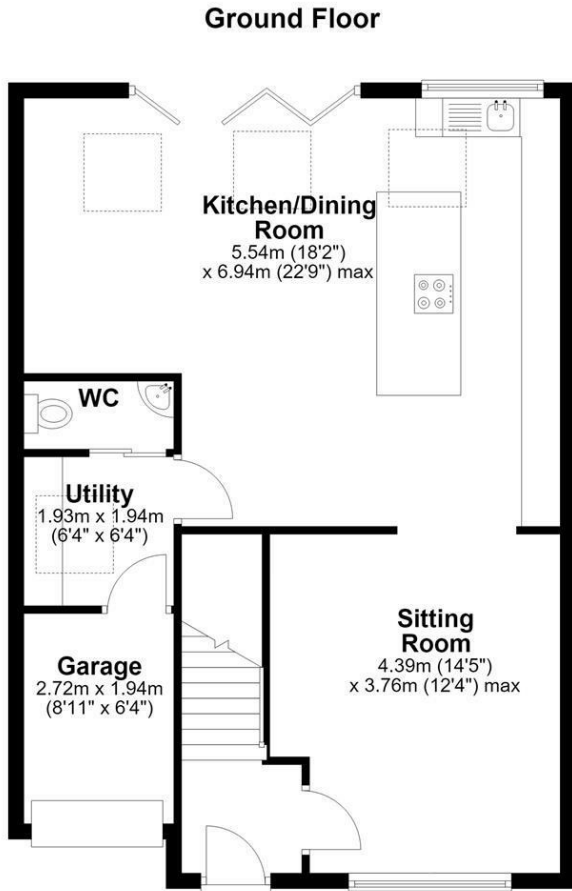
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Total area: approx. 103.6 sq. metres (1114.8 sq. feet)

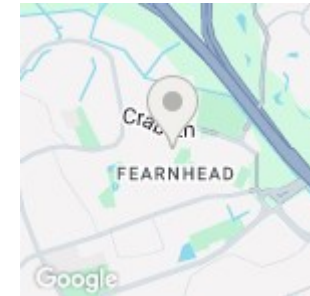
Whilst every effort has been made to ensure the accuracy of these floorplans, measurements are approximate and should not be relied upon.
The floorplans are for illustrative purposes only
Plan produced using PlanUp.

LOCAL AUTHORITY
Warrington

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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