





59 WILKINSON AVENUE

WARRINGTON, WA1 3LU

£255,000

FREEHOLD

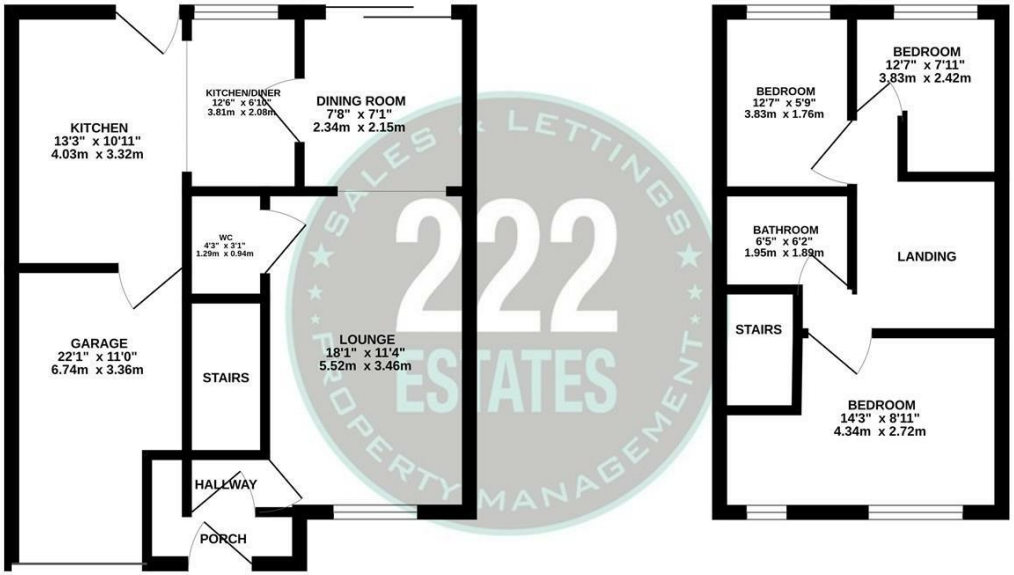
Nestled in the desirable area of Paddington, Warrington, this charming semi-detached house on Wilkinson Avenue presents an excellent opportunity for both families and investors alike. Offered with no onward chain, this property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The home features three well-proportioned bedrooms and two bathrooms, making it ideal for comfortable living.

One of the standout features of this property is the impressive double extension to the rear and a single extension to the side, which enhances the living space and offers great potential for further improvements. The location is particularly appealing, as it backs onto the picturesque Paddington Meadows, providing a serene backdrop for outdoor activities and leisurely strolls.

For those with vehicles, the property includes driveway parking and an integral garage, ensuring convenience and security. The idyllic rear garden is a perfect retreat for enjoying sunny days or

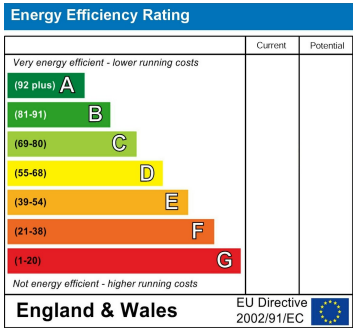
GROUND FLOOR

1ST FLOOR



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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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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