



30 POWDER MILL ROAD WA4 1GD

£260,000
LEASEHOLD

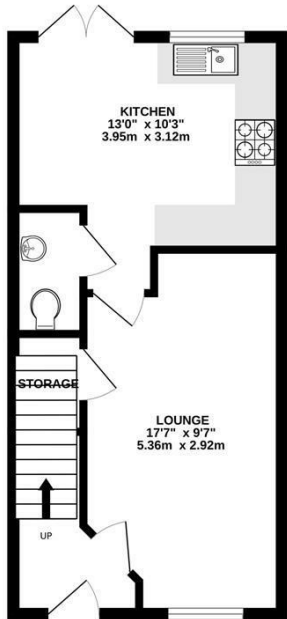
Nestled on the charming Powder Mill Road, this exquisite house offers a perfect blend of modern comfort and elegant design. The current owner has meticulously renovated the property to a high standard throughout, ensuring that every detail has been thoughtfully considered.

As you enter, you will be greeted by the inviting atmosphere created by the new Karndean vinyl flooring that flows seamlessly through the downstairs living areas. The newly fitted kitchen is a true highlight, boasting contemporary fixtures and ample space for culinary creativity with a good space for a dining table too. This area is perfect for both casual dining and entertaining guests.

The beautifully landscaped garden provides a serene outdoor retreat, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. It is a delightful space that enhances the overall appeal of the home.



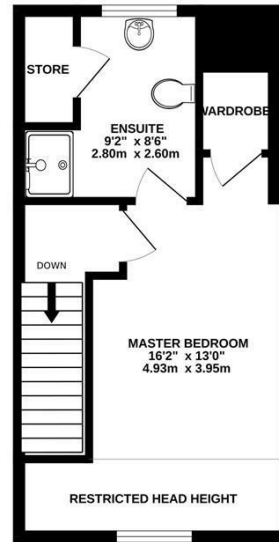
GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

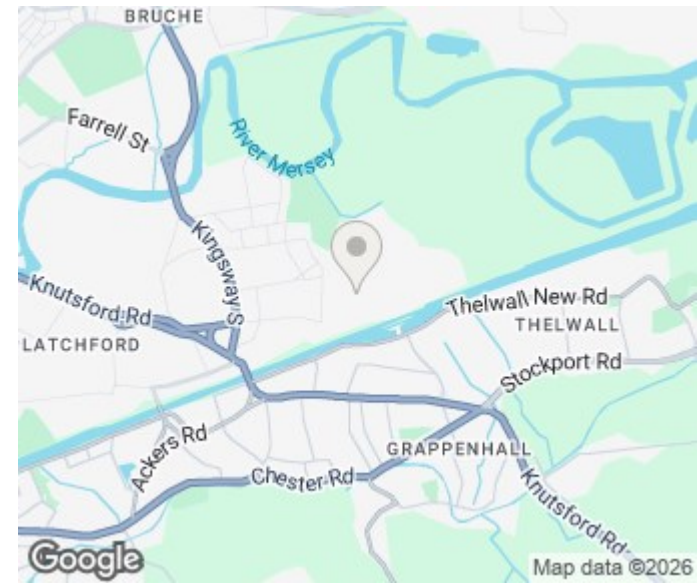


2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

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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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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