



134 GORSEY LANE WARRINGTON, WA2 7RY

**£170,000
LEASEHOLD**

Offered with no onward chain- this two bedroom mid terraced property on an extremely popular street would be an ideal first time purchase. The property is just a short walk from Oakwood Primary school as well as St Benedicts Primary School and a short drive from Warrington Town Centre as well as excellent motorway links to take you to Liverpool, Manchester or further afield.

The garden fronted terraced is a generous size throughout with two reception rooms, two double bedrooms as well as a modern kitchen and bathroom. It is presented to a very high standard and has been freshly decorated ready for someone to purchase, move in and enjoy. Good quality laminate flooring throughout most of the property. Combination gas central heating boiler housed in cupboard in bathroom. Master bedroom includes built in wardrobes.

Please give 222 Estates a call to book a viewing straight away to get a viewing before its gone!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	
(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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