



29 SOMERSET WAY WARRINGTON, WA1 4LP

£240,000
FREEHOLD

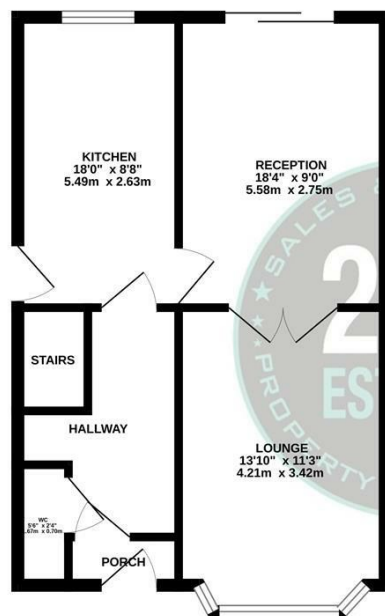
Offered with no onward chard in the desirable area of Somerset Way, Woolston, Warrington, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With three generously sized bedrooms and two inviting reception rooms, this property offers ample space for family living.

The house is ready for a full renovation, allowing you to put your own stamp on it and tailor it to your personal taste. The potential for further extension to the rear and/or side provides exciting possibilities for expansion, making it an ideal choice for families seeking more space.

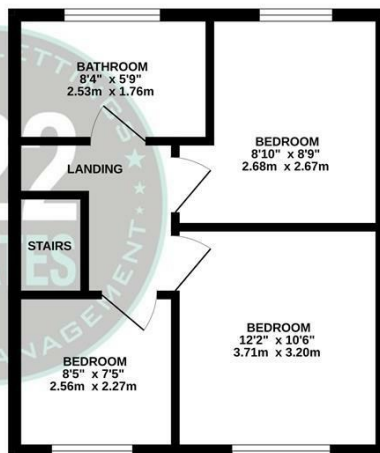
The property boasts a convenient driveway alongside a detached garage, ensuring ample parking and storage options. Its location is particularly appealing, as it is situated within a vibrant community that offers great local amenities. Families will appreciate being in the catchment area for Kings Academy, a well-regarded educational institution.



GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 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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