



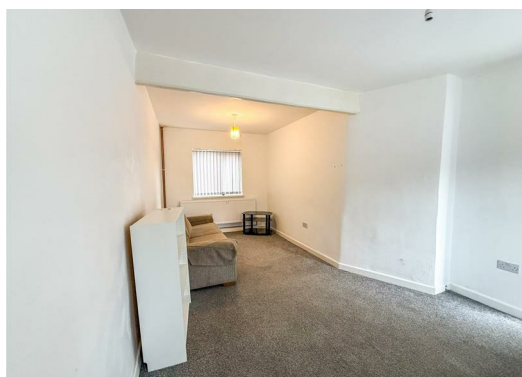
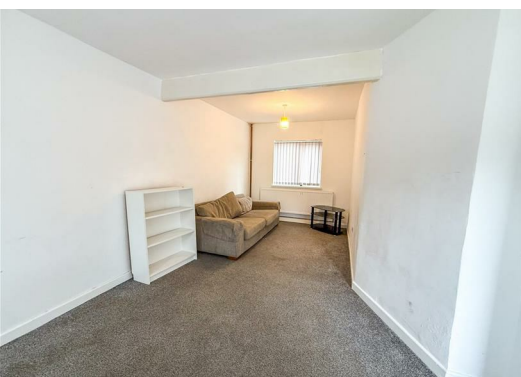
48 Sycamore Avenue, Warrington, WA3 3SQ Offers in excess of £110,000

Goodmove are delighted to present this lovely three bedroom mid-terrace property within close proximity to the village centre where shops, bars, restaurants, and schools are located.

The property benefits from a living room and kitchen to the first floor and three bedrooms to the first floor with family bathroom. Externally there are front and rear gardens.

Golborne is a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, offering convenient transport links to nearby towns and cities, making it an excellent base for commuters.

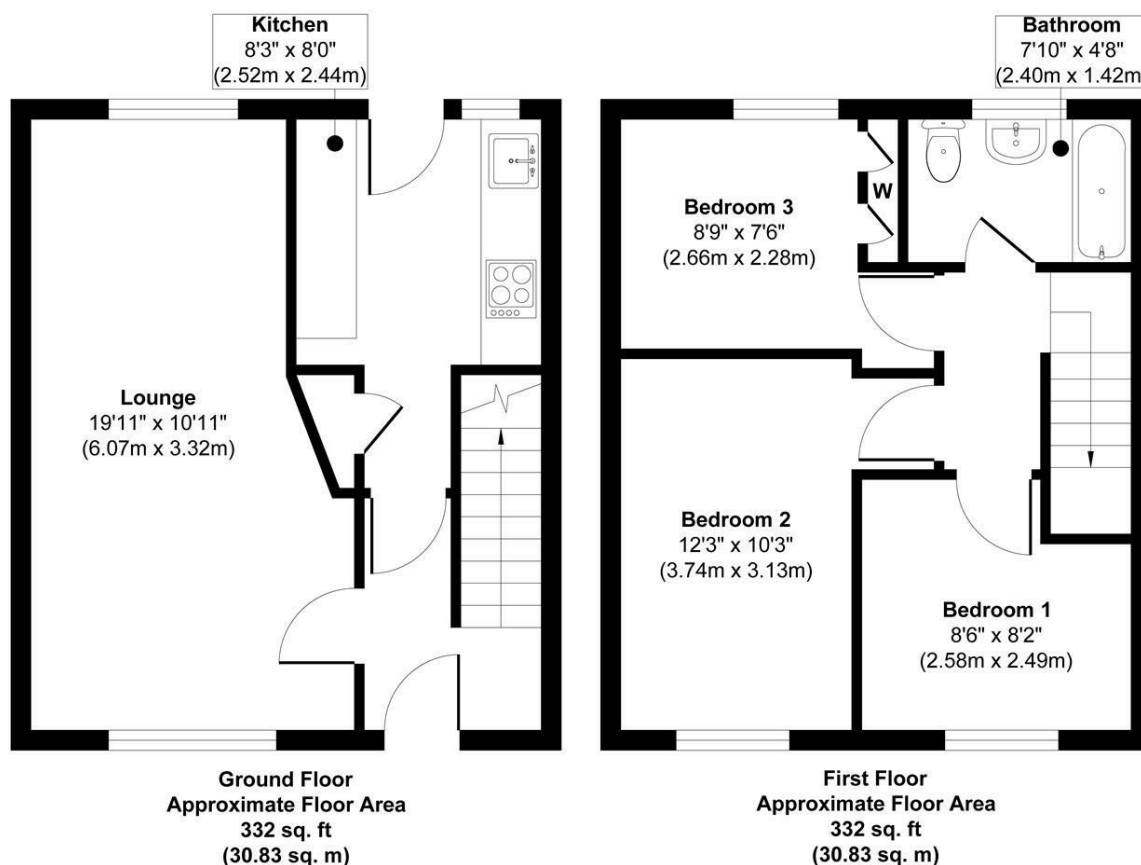
The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

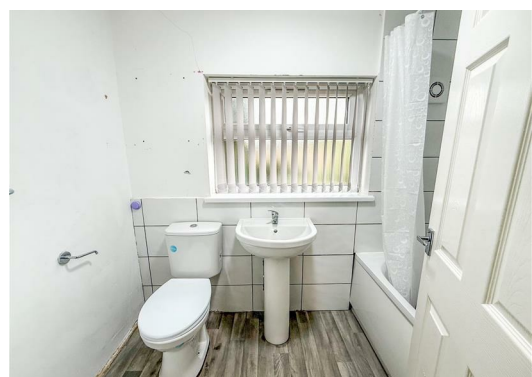
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE

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Approx. Gross Internal Floor Area 664 sq. ft / 61.66 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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