



## 31 REDFEARN WALK WARRINGTON, WA2 7EF

£115,200  
LEASEHOLD

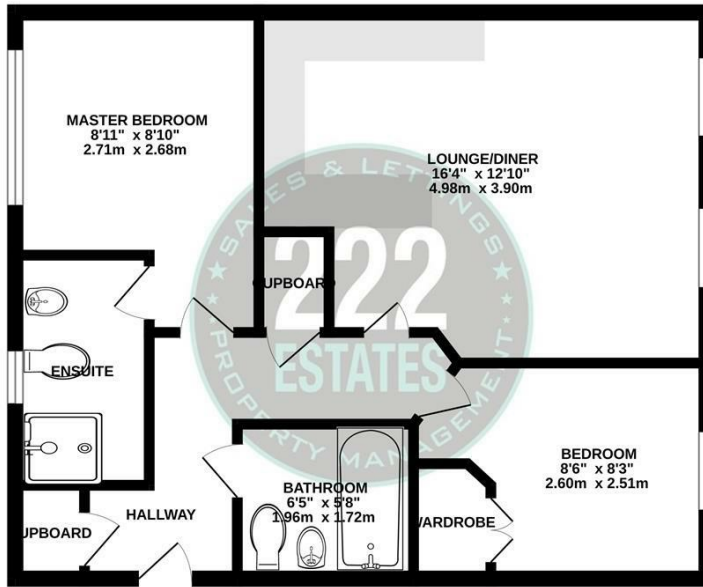
222 Estates are pleased to bring to market, this two-bedroom first-floor apartment located on Redfearn Walk in Warrington. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for individuals or small families seeking a cosy home. With a good rental potential too, it is also a good investment opportunity.

As you enter the apartment, you will find an open plan kitchen/reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two spacious bedrooms, with the master bedroom boasting the added luxury of an en-suite bathroom, ensuring privacy and convenience.

With only three apartments in the entire block, this residence offers secure entrance, as well as peace and quiet of a small block, with only one apartment per floor. The flat is situated close to the town centre, providing easy access to a variety of shops, restaurants, and local amenities, making it an excellent location for those who enjoy the vibrancy of urban life.



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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