



84 POPLARS AVENUE WARRINGTON, WA2 9LG

£185,000
FREEHOLD

Welcome to this charming terraced house located on Poplars Avenue in the desirable area of Warrington. This well-proportioned home offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers.

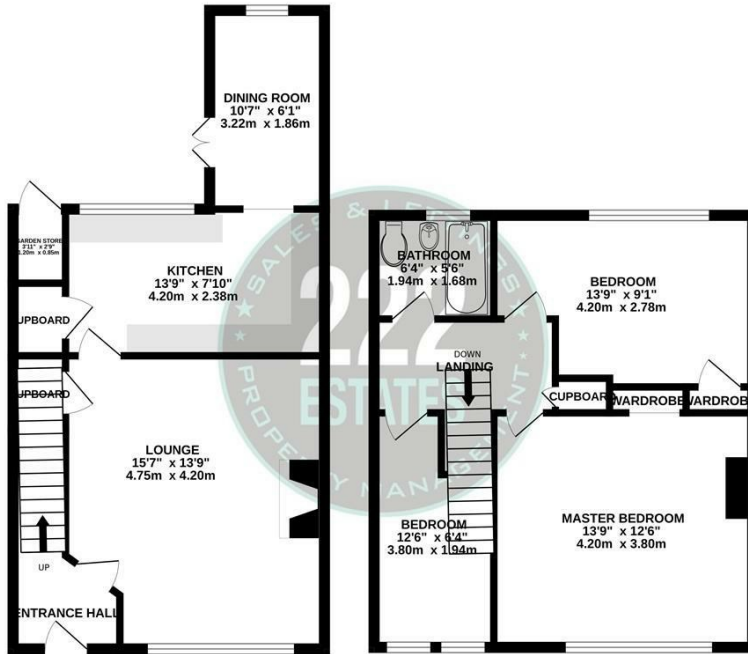
As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The kitchen/diner at the rear of the property is designed for modern living, offering ample space for family meals and gatherings.

The property boasts three generous bedrooms, providing plenty of room for rest and relaxation. The well-appointed bathroom ensures that all your needs are met.

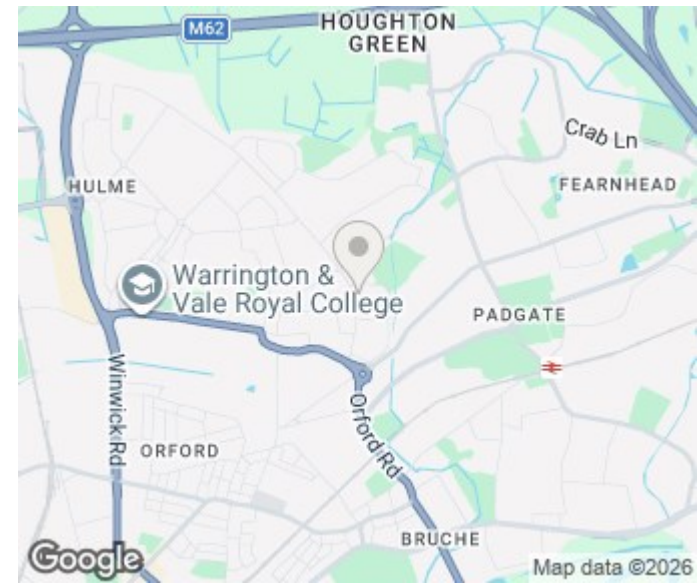


GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		67	
(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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