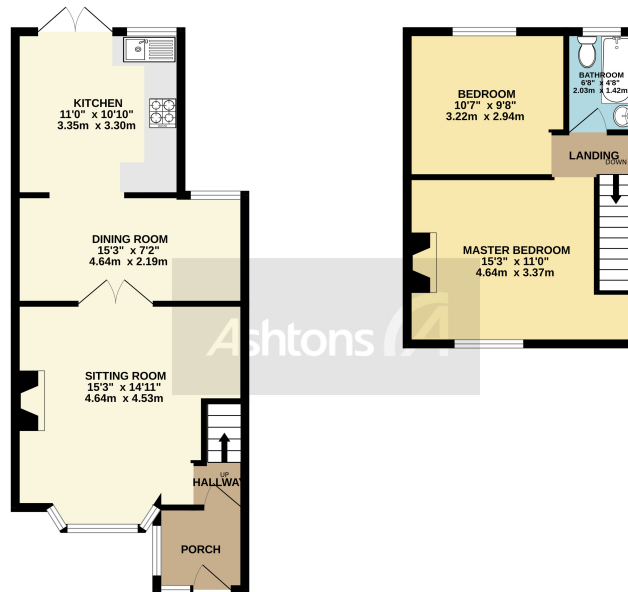




West Avenue, Warrington. WA2 8BE. Offers in Excess of £140,000

Two bed mid terrace house | Two double bedrooms | Spacious rooms throughout | Extended kitchen diner | Large private garden | Porch and off road parking | Council tax band A |





TOTAL FLOOR AREA: 776 sq ft. (72.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and other areas 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 agency, agents and applicable laws have not been licensed and no guarantee as to their reliability or efficiency can be given.
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Introducing a delightful two-bedroom mid-terrace house that offers spacious rooms, a well-designed layout, and attractive features. This charming property comprises two double bedrooms, an extended kitchen diner, a large private garden and off-road parking.

As you enter the house, you are welcomed by a sense of warmth and comfort. The spacious rooms throughout the property provide ample living space for you and your family to enjoy. The two double bedrooms offer generous proportions, ensuring plenty of room for relaxation and restful nights.

The extended kitchen diner is a standout feature of this home, providing a versatile and inviting space for cooking, dining, and entertaining. The kitchen has been thoughtfully designed and extended to create an open and airy atmosphere. It offers ample storage, modern appliances, and countertops, making it a practical and functional area for all your culinary needs. The dining area can accommodate a large table, allowing for enjoyable meals with family and friends.

One of the highlights of this property is the large private garden. It offers a serene outdoor space where you can relax, play, or entertain. Whether you have a green thumb and envision a beautiful garden or simply desire a tranquil outdoor retreat, this garden provides the perfect canvas for your ideas.

Additionally, the property features a porch, which serves as a practical entrance area and provides extra space for coats and shoes, keeping the interior tidy and organized.



Contact your local office to arrange a viewing:

Padgate: 01925 479334
Great Sankey: 01925 454300
Winwick: 01925 232146
Stockton Heath: 01925 453400
St.Helens: 01744 754120
Wigan: 01942 498862
Culcheth: 01925 764744
Ashton-In-Makerfield: 01942 364446
Newton-Le-Willows: 01925 907770
Commercial Office: 01925 907709
Lettings Head Office: 01925 873533
Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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