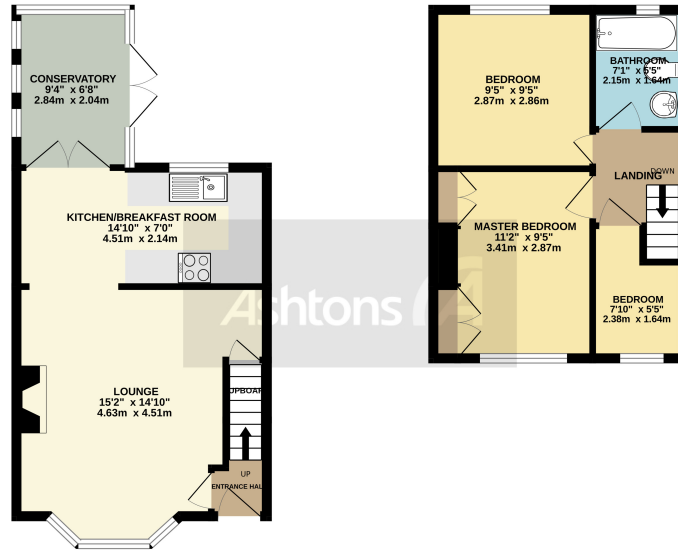




4 South Avenue, Warrington. WA2 8BQ. £170,000

Modern & Contemporary Fitted Kitchen/Bathroom | Immaculate & Modern Throughout | Three Bedroom Mid Terrace | Private Gated Parking | Convenient Access To Motorway Links M6/M62 | Within Close Proximity To Warrington Town Centre | Low Maintenance Rear Garden With Decking & Patio | Council Tax Band: A Annual Price: £1,313 (min) |





TOTAL FLOOR AREA : 671 sq.ft. (62.4 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 condition or reliability can be given. Made with Metropix (2022)

This three-bedroom mid-terrace home impresses with its modern and contemporary features throughout, creating a stylish and inviting living space.

The property boasts a modern and contemporary fitted kitchen and bathroom, showcasing the latest trends and providing a functional and visually appealing space for cooking, dining, and personal care. These well-maintained areas contribute to the overall immaculate and modern condition of the home.

With three bedrooms, this property offers ample space for residents, whether it be for a growing family or those needing additional room for a home office or guest accommodations.

The private gated parking provides secure and convenient parking for residents, ensuring peace of mind and easy access to their vehicles. For commuters or frequent travellers, this property benefits from its convenient access to major motorway links, including the M6/M62 and walking distance to Warrington Central Train Stations.

Located within close proximity to Warrington Town Centre, residents will enjoy the convenience of having a wide range of amenities, services, and entertainment options nearby. This includes shops, restaurants, cultural attractions, and more, offering a vibrant and dynamic lifestyle.



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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