



**Withers Avenue  
Warrington  
Cheshire  
WA2 8EX**

**Offers in Excess of £237,000**

**bettermove**

# Withers Avenue Warrington

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after area of Warrington.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway and detached garage. The council tax band is C.

The interior of this well presented property comprises two spacious reception rooms, fitted kitchen and brick built conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden and detached garage, perfect for enjoying the summer months.

Located in the popular town of Warrington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A50, Padgate & Warrington Central Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

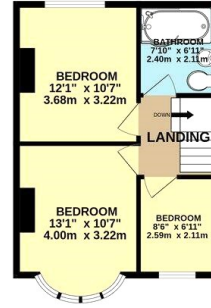
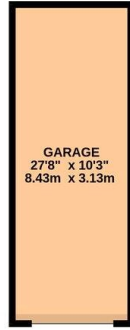
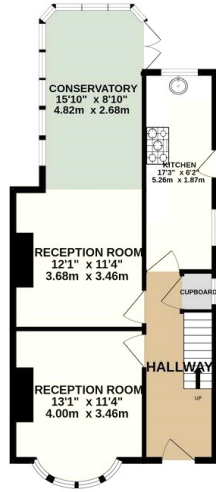
The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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, 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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