



# *West Avenue, Warrington. WA2 8BE.*

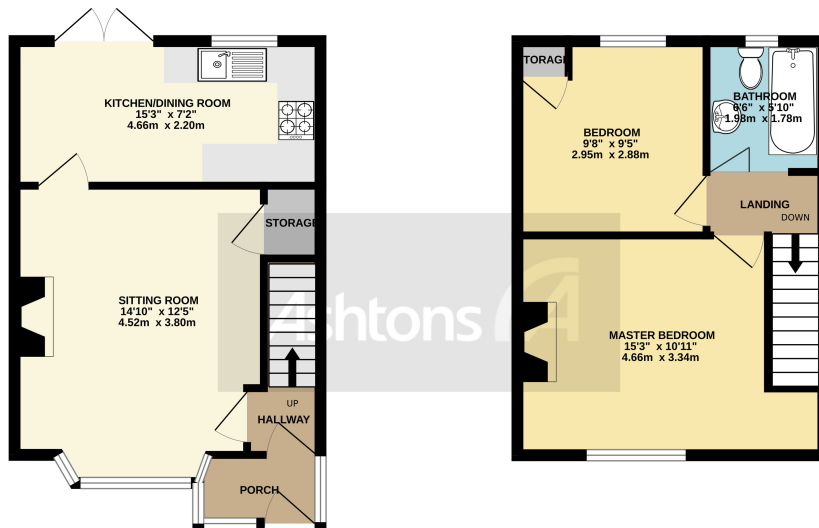
## *£150,000*

Beautifully appointed home | Two double bedrooms | Modern kitchen / diner | Neutral and modern décor throughout | Newly fitted carpets | Fully insulated loft | Gated courtyard garden to the front | Paved and lawned garden to the rear | Ideally located for amenities and Orford Park | No onward chain | Council tax band A |



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Welcome to this beautifully appointed home, offering a comfortable and modern living space. With two double bedrooms, a modern kitchen/diner, and neutral décor throughout, this property is sure to impress.

As you step inside, you'll be greeted by a tastefully designed interior, featuring modern finishes and a neutral color palette. The spacious rooms provide ample space for both relaxation and entertaining, catering to the needs of individuals or small families.

The modern kitchen/diner is a standout feature of this home. It offers a stylish and functional space for



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
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- Financial Services: 01925 221234

**Viewing Arrangements**

Viewing is strictly by appointment only through Ashtons Estate Agency.

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