



Fitzherbert Street, Warrington. WA2 7PN.

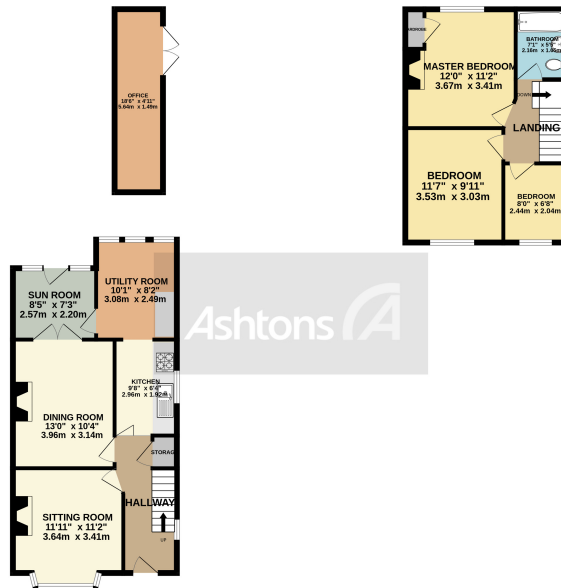
£230,000

Traditional Three Bedroom Semi Detached Home | Two Spacious Reception Rooms | Extended Kitchen & Sun Room | Home Office In Garden (Electric/Plasterboarded & Insulated) | Driveway Parking | Enclosed Rear Gardens | Walking Distance To Orford Park | Convenient Access To Motorway Links M6/M62 & Warrington Town Centre | No Onward Chain | Council Tax Band B |



GROUND FLOOR
622 sq ft (57.8 sq m) approx.

1ST FLOOR
385 sq ft (35.8 sq m) approx.



TOTAL FLOOR AREA: 1007 sq ft (93.6 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various options and specifications shown are not intended and no guarantee as to their availability or reference may be given. Made with Metropac (2022)

Step into the charm of this traditional three-bedroom semi-detached home, a timeless residence that combines classic appeal with modern comforts. The spacious two reception rooms offer versatile living spaces that cater to your family's needs.

An extended kitchen and sunroom create a seamless transition from indoor to outdoor living, where natural light floods the space and encourages relaxation. You'll find an inviting home office in the garden, thoughtfully equipped with electricity, plasterboarding, and insulation, perfect for productive remote work or creative pursuits.

Parking is made easy with a driveway, ensuring you have a secure and convenient space for your vehicles. The enclosed rear gardens provide a private haven for outdoor activities, gardening, or simply unwinding.

The property is located within walking distance to Orford Park, offering a nearby escape for recreational activities and leisure. You'll appreciate the convenience of easy access to motorway links M6/M62 and Warrington Town Centre, making your daily commute and shopping trips hassle-free.

The absence of an onward chain simplifies the home-buying process, allowing for a smoother transition into your new abode. Council Tax Band B offers favourable tax rates, adding to the appeal of this property. This is your chance to embrace the comforts of traditional living in a modern setting. Welcome to your new home.



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

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