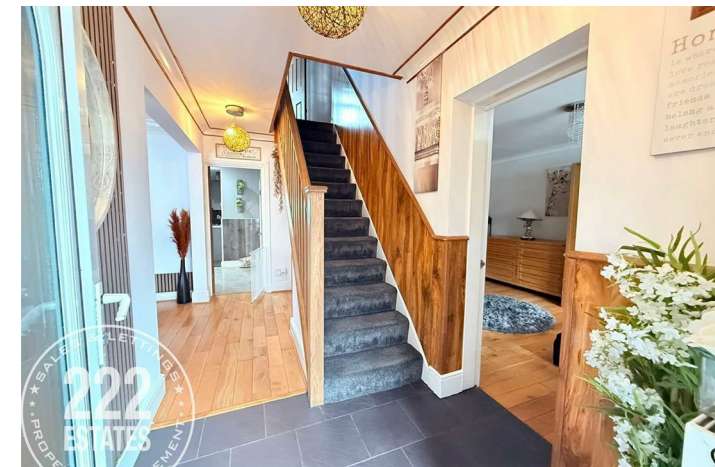




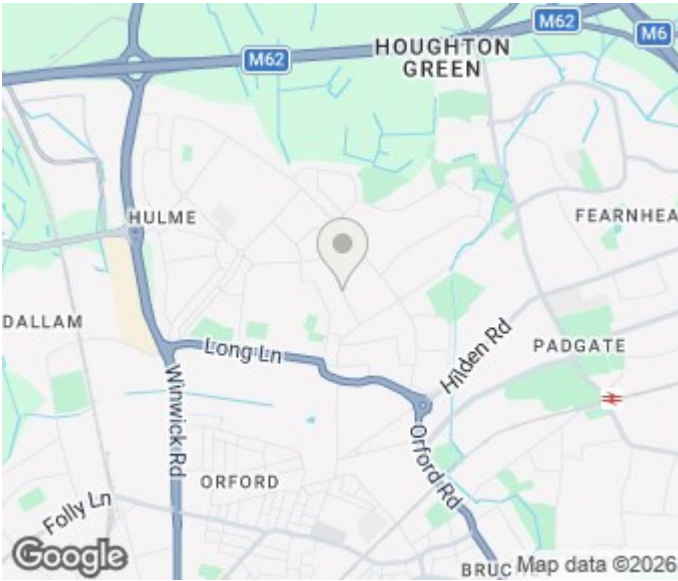
1 SMALL AVENUE WARRINGTON, WA2 9ET

£295,000
FREEHOLD

Welcome to Small Avenue, Warrington, this delightful house offers a perfect blend of space and comfort for modern family living. With four generously sized bedrooms located upstairs, this property provides ample accommodation for a growing family. Additionally, there is a versatile fifth bedroom on the ground floor, which can easily serve as a second lounge, providing flexibility to suit your lifestyle needs.

The house boasts two well-appointed bathrooms, ensuring convenience for all residents. The heart of the home is undoubtedly the large kitchen/diner, which is perfect for family meals and entertaining guests. The utility room adds practicality, while the inviting inside bar creates a unique space for relaxation and socialising. A downstairs WC with a shower room further enhances the functionality of this lovely home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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