



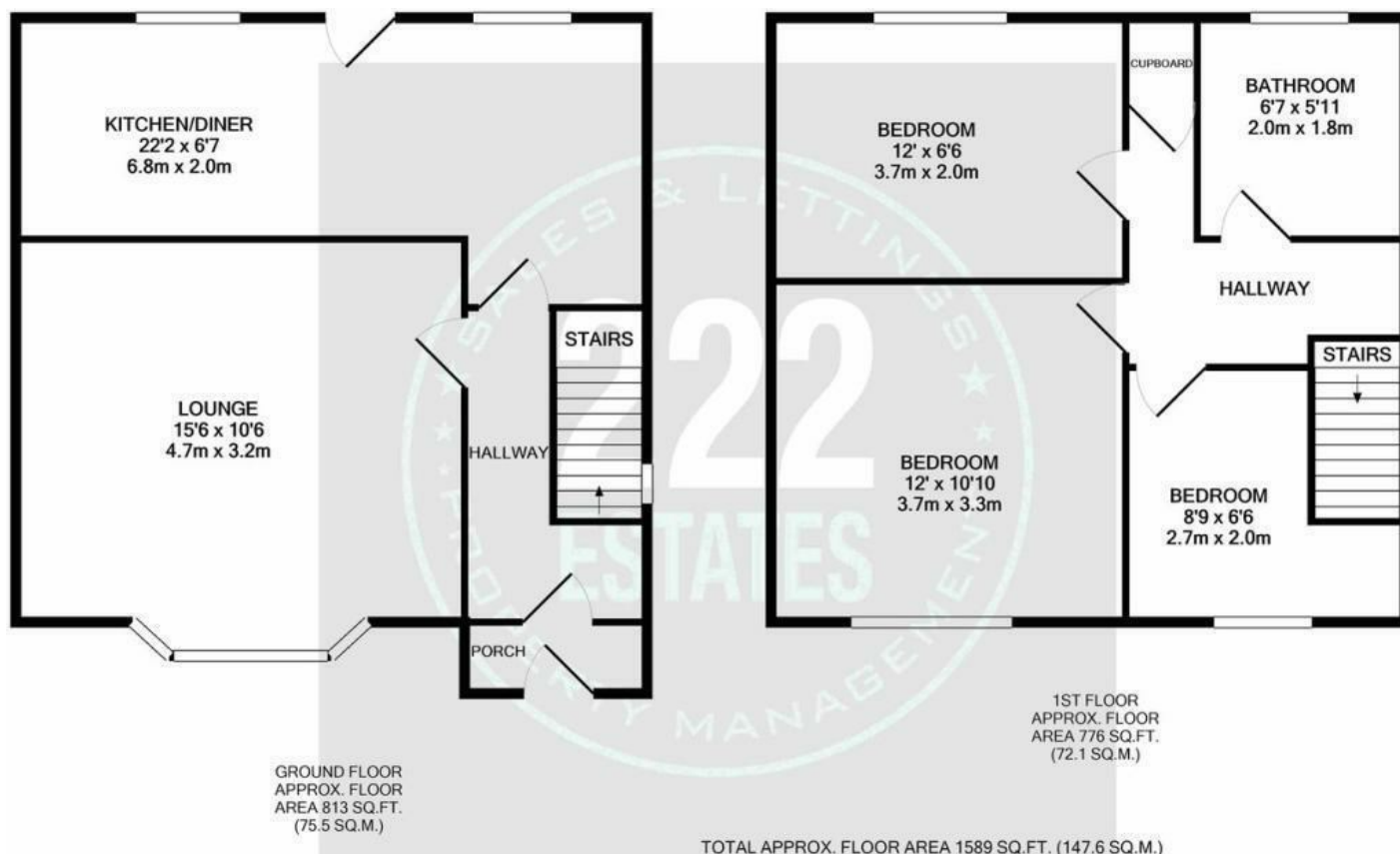
# 1 BUTTERMERE AVENUE

WARRINGTON, WA2 0NJ

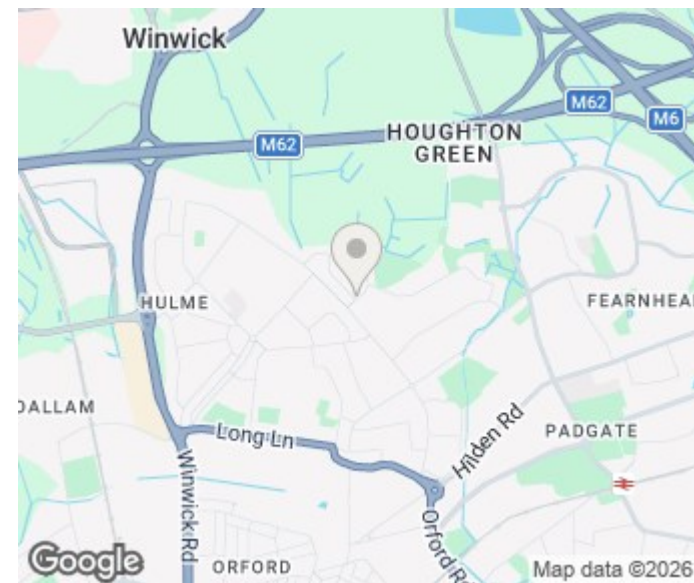
**£215,000**  
**FREEHOLD**

This three bedroom end terrace is more of a semi detached home with its commanding corner plot. A credit to it's current owners, this family home is beautifully presented both inside and out. Walking up to the home, the boundary lines of the property are fenced and the gardens to the front, side and rear and all very well kept. Driveway parking is accessed through double gates towards the rear of the plot, with a great bonus of a detached garage too. In brief the property comprises of; porch entrance leading onto hallway. Bay fronted lounge to the left of the hall and recently fitted kitchen/diner to rear. To the first floor the master bedroom provides a range of fitted wardrobes, the second bedroom is still of double size and third bedroom provides storage shelves. Family bathroom is equipped with low level wc, hand basin and bath with walk in shower. The area is very family orientated and is in a convenient spot for accessing Warrington Town Centre as well as being a short drive to Warrington's excellent motorway links. Please give 222 Estates a call to organise your viewing at your earliest convenience!





Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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

222 Estates Lettings and Sales  
222 Orford Lane Orford  
Warrington  
Cheshire  
WA2 7BB

01925 499599  
info@222estates.co.uk  
www.222estates.co.uk

