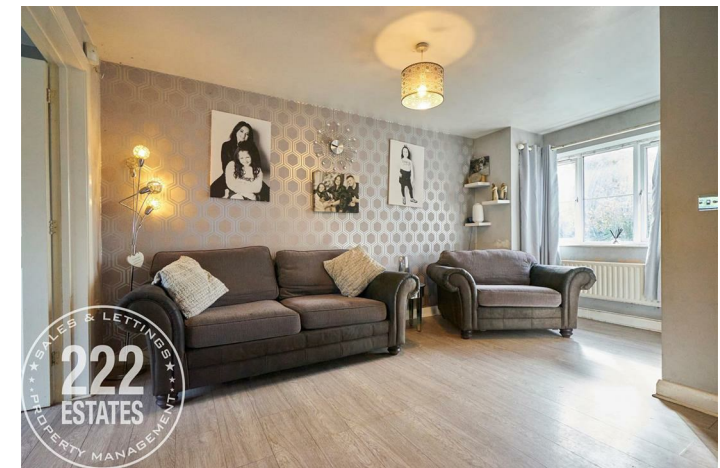
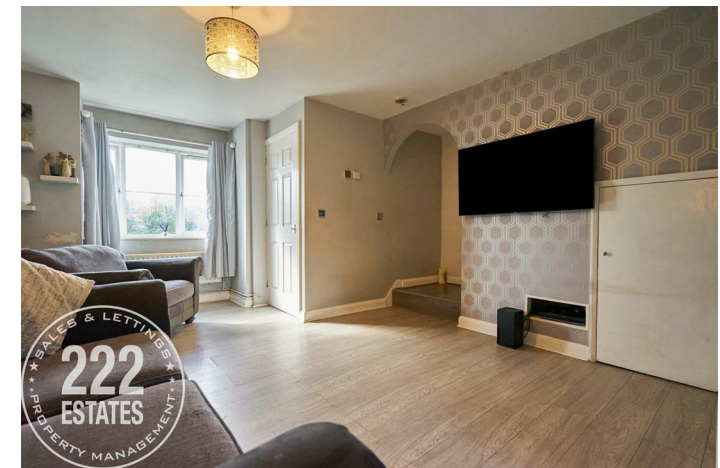




39 WESTLAND DRIVE

WARRINGTON, WA2 0GG

£210,000
FREEHOLD

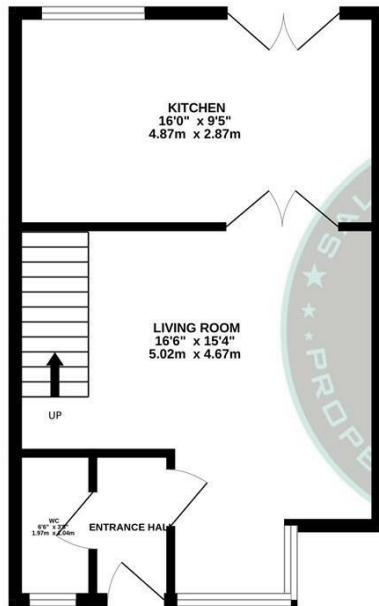
MODERN 3 BEDROOM SEMI-DETACHED FAMILY HOME - IDEAL FOR YOUNG / GROWING FAMILIES, NOT TO BE MISSED, WELL PRESENTED THROUGHOUT.

Entrance hall, open plan kitchen diner, living room, downstairs w/c , 3 good size bedrooms and modern family bathroom.

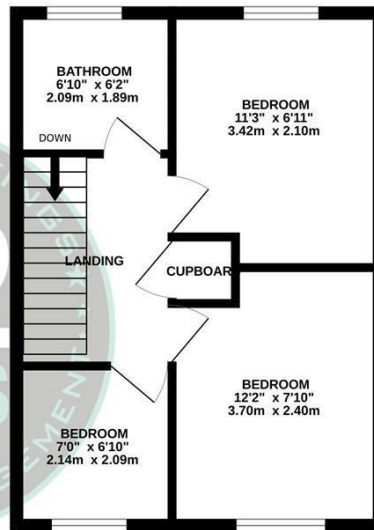
Good size low maintenance rear garden with patio area , driveway parking, popular location close to numerous local amenities including shops, schools and transport links.



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

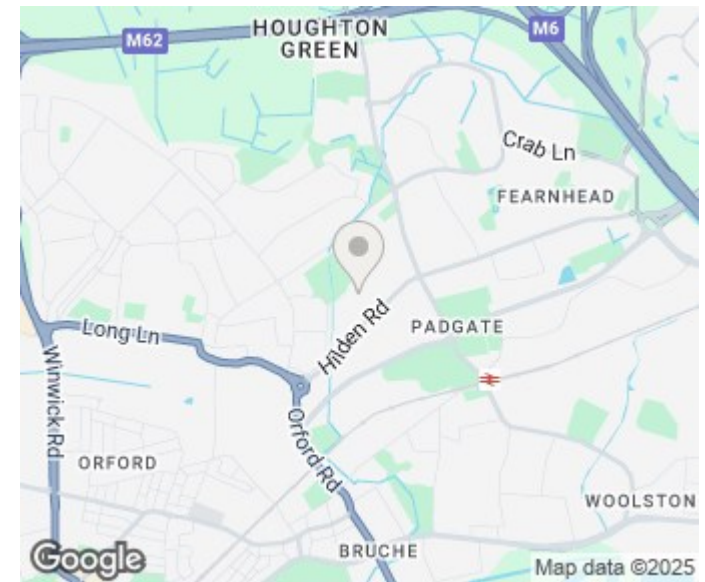


1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(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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