



27 GILBERT DRIVE WARRINGTON, WA4 1TF

£199,000
LEASEHOLD

Offered with no onward chain! Fantastic first time buy! This modern and stylish two-bedroom home is situated in the highly sought-after Edgewater Park development, offering contemporary living in a prime location. Perfectly designed for comfort and convenience, the property features a stunning kitchen/diner that opens directly onto a meticulously presented rear garden, making it ideal for entertaining and enjoying outdoor living. With the added benefit of driveway parking makes this property stand out from the crowd.

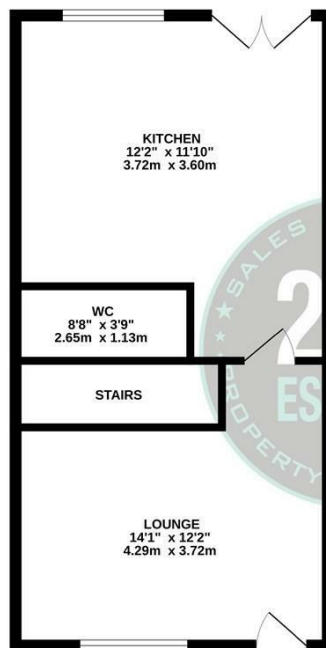
Upon entering, you are welcomed into an attractive lounge, a bright and inviting space that sets the tone for the rest of the property. Beyond the lounge, a convenient WC is located on the ground floor, along with an open-plan kitchen and dining room. The kitchen is equipped with integrated appliances and ample space for dining, with patio doors that lead seamlessly to the rear garden.

Upstairs, the first floor boasts two well-proportioned bedrooms, both offering flexibility for a variety of uses, and a modern family bathroom fitted with a three-piece suite.

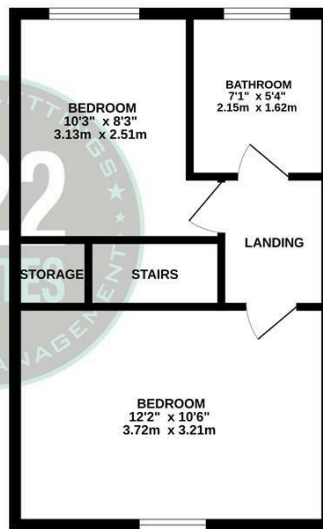
This property is stunning throughout - please give 222 Estates a call to book a viewing straight away!



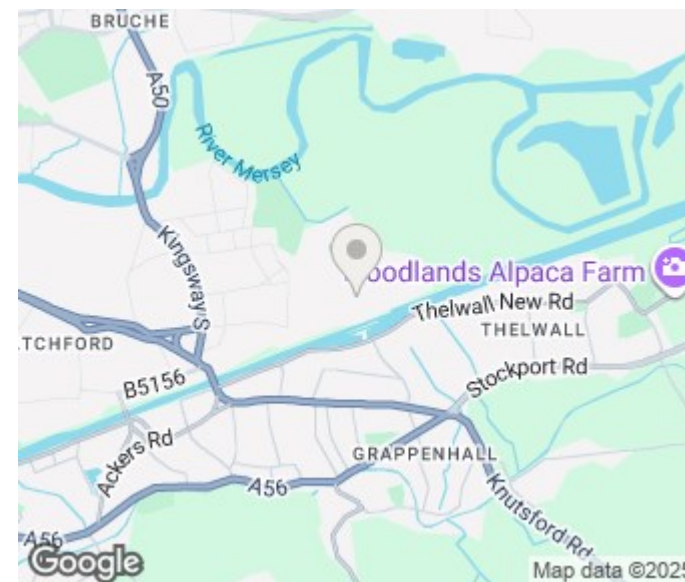
GROUND FLOOR



1ST FLOOR



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		89
(69-80) C	74	
(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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