



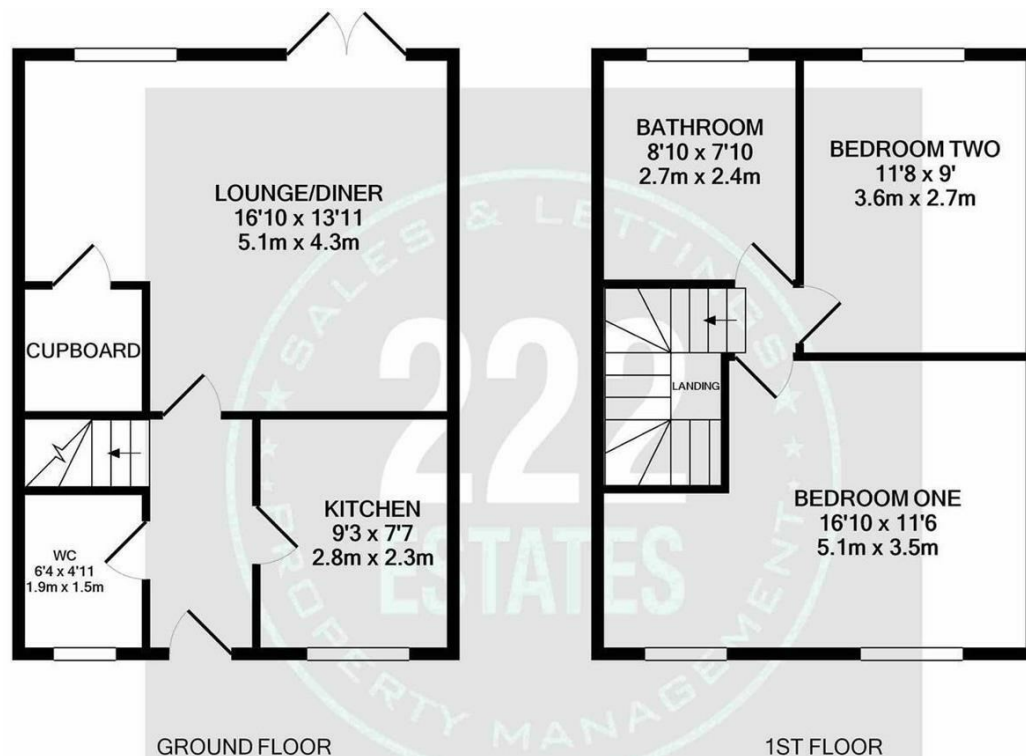
41 SOUTHWOLD CRESCENT

WARRINGTON, WA5 3SG

£102,500
LEASEHOLD

****50% SHARED OWNERSHIP PROPERTY**** It is always a pleasure to bring to the market a true family home. This beautifully appointed end town house situated within a peaceful residential development and offering a range of superb facilities with excellent family play area just facing. Offered for sale as part of the shared ownership housing scheme on a 50/50 basis it provides an excellent opportunity for struggling buyers to get their foot on the property ladder. Arranged over two floors the accommodation briefly comprises; entrance hall with stair access, ground floor cloaks/W.C., modern fitted kitchen and a good sized lounge/dining room opening out on to the rear. The first floor houses TWO well proportioned bedrooms, airing cupboard to landing and quality bathroom suite. Externally the end plot provides some rare features including a large driveway for multiple off road parking, secure gated access and a generously sized garden which is mainly laid to lawn. Early viewing is recommended to avoid disappointment. Call 222 Estates TODAY!





2 BEDROOM END TERRACE

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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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

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

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

