

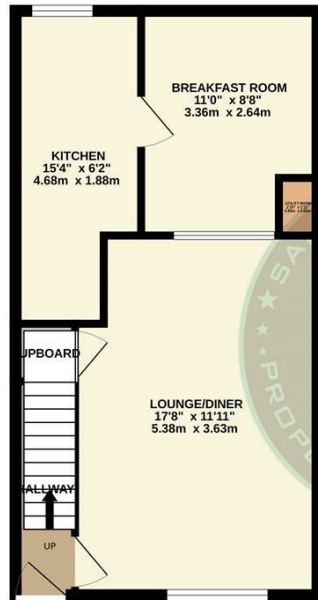
94 CLIFTONVILLE ROAD WARRINGTON, WA1 4BH

£210,000
FREEHOLD

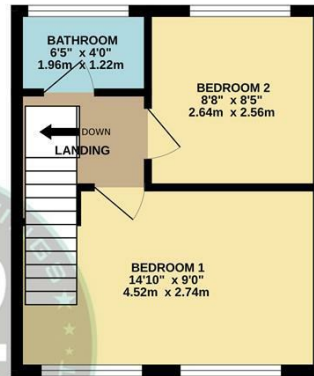
Located in in hugely popular Cliftonville Road in the charming area of Woolston, Warrington, this beautifully presented semi-detached house is a delightful find for those seeking a comfortable and stylish home. Built in the late 1950s, the property has been thoughtfully extended at the rear, providing ample living space for families or couples alike.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



2 BEDROOM SEMI

TOTAL FLOOR AREA: 687 sq.ft. (63.8 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		
(55-68) D	59	68
(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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