



23 ORFORD GREEN WARRINGTON, WA2 8PE

£230,000
FREEHOLD

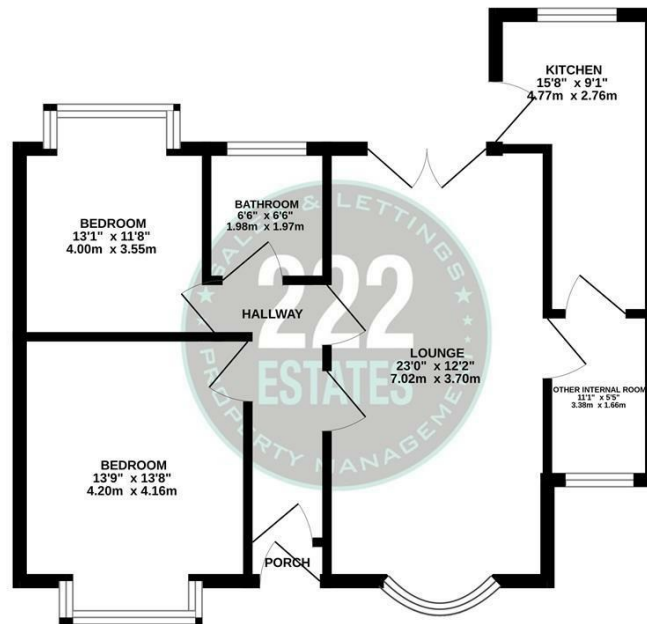
Offered with no onward chain, 222 are delighted to introduce to the sales market this wonderful detached bungalow on Orford Green which offers a delightful blend of comfort and style. This home is perfect for both relaxation and entertaining. The spacious lounge has been thoughtfully knocked through, creating an inviting atmosphere that flows seamlessly into the rest of the living space.

The property boasts two generously sized bedrooms, providing ample room for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents. The bungalow has been extended to the side and rear, enhancing its living space and making it ideal for modern family life.

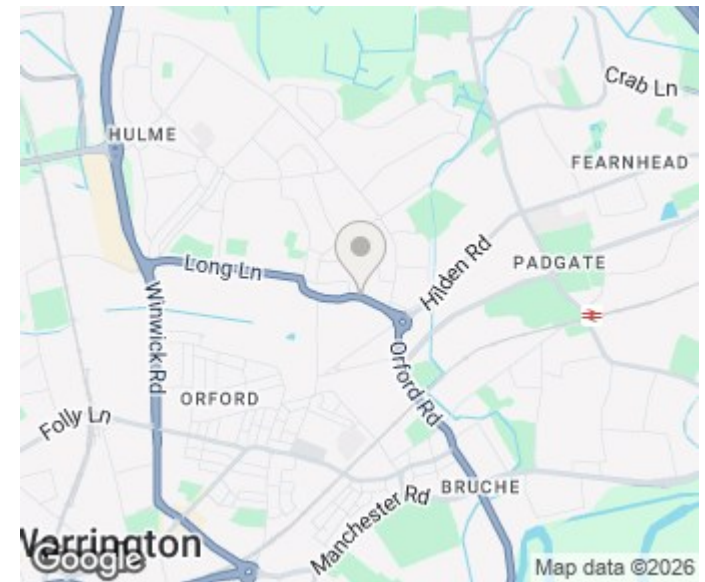
Set on a good-sized plot, the property features beautiful gardens both to the front and rear, offering a tranquil outdoor retreat. The detached garage and driveway provide convenient off-road parking, a valuable asset in this popular location.



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(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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