



28 WILKINSON AVENUE WARRINGTON, WA1 3LU

£240,000
FREEHOLD

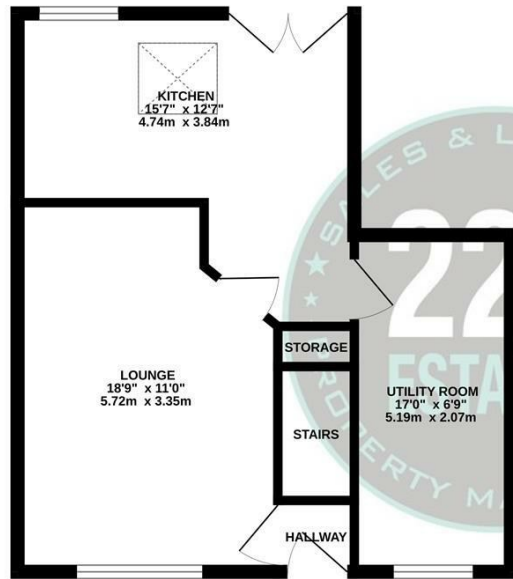
Nestled in the charming area of Wilkinson Avenue, Paddington, Warrington, this delightful semi-detached house offers a perfect blend of comfort and potential. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The property boasts two well-proportioned bedrooms and a modern bathroom, making it suitable for families or couples alike.

One of the standout features of this residence is the extended farmhouse-style kitchen, which is enhanced by a vaulted ceiling and a skylight, flooding the space with natural light. This inviting kitchen is perfect for culinary enthusiasts and family gatherings. The generous plot provides ample outdoor space, complemented by a double driveway that ensures convenient parking.

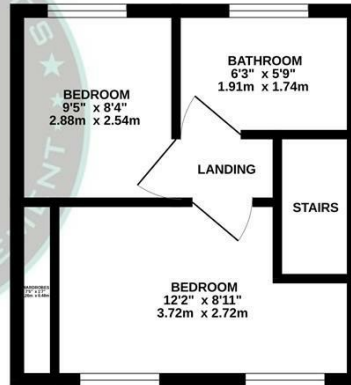
Situated on a popular and quiet street, the property is just a stone's throw away from Paddington Meadows, an excellent spot for dog walking and enjoying the outdoors. Recent upgrades, including a newly fitted boiler, electrics, and windows, ensure that the home is both energy-efficient and comfortable.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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		60	
(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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