



16 HUGHES PLACE

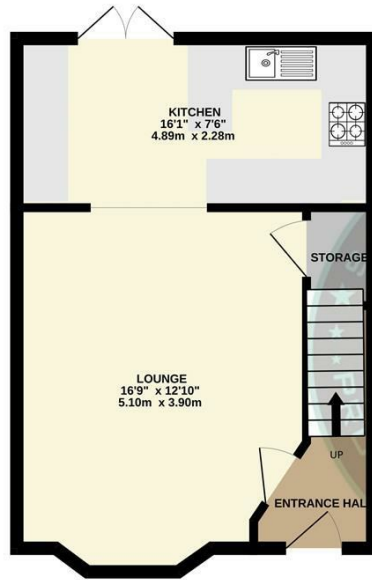
WARRINGTON, WA2 9EJ

£220,000
FREEHOLD

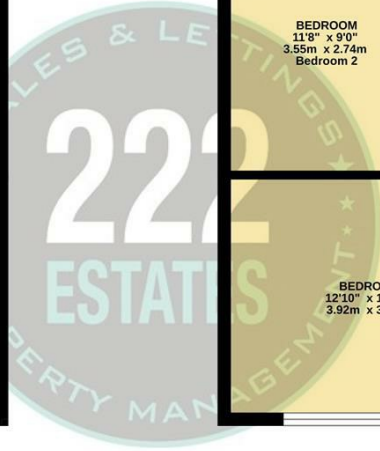
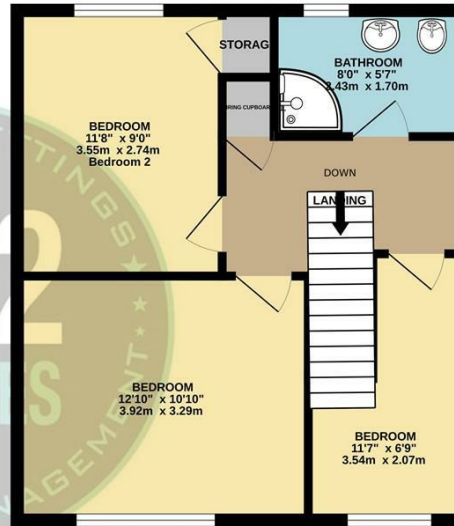
Situated in the perfect location, ideal for families wanting a safe street for children to play, is the desirable Hughes Place, Warrington, this immaculate three-bedroom end-terraced house presents an exceptional opportunity for those seeking a stylish and spacious family home. The property boasts a freehold title and is well-appointed throughout, making it move-in ready for its new owners.



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



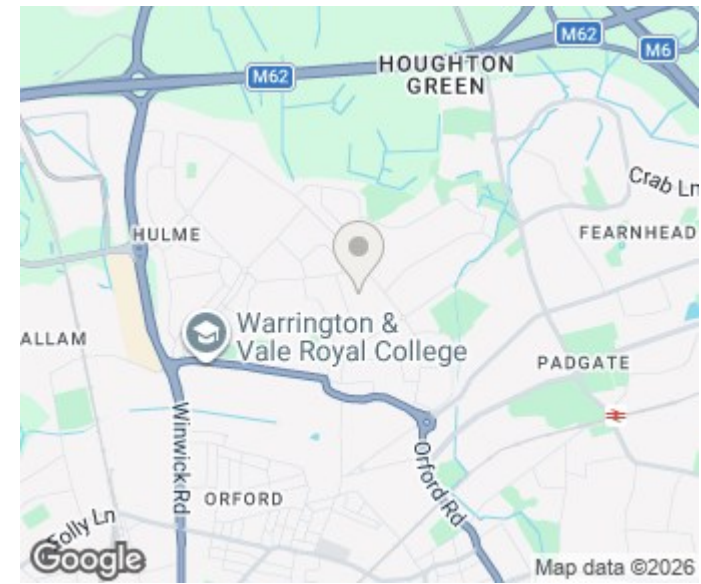
1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



3 BEDROOM END TERRACE

TOTAL FLOOR AREA : 804 sq.ft. (74.7 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		
(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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