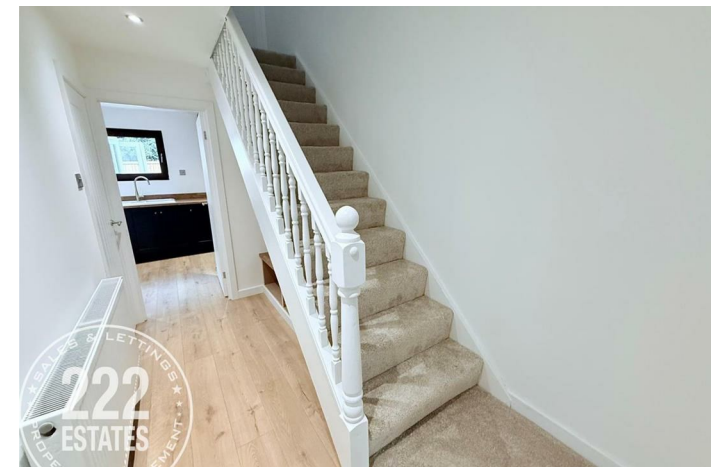




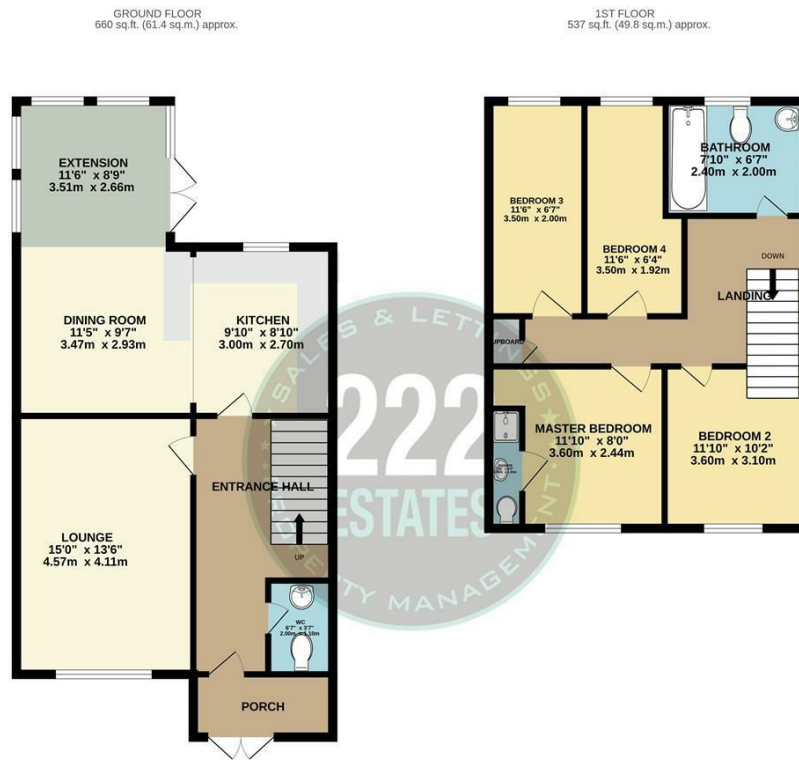
31 PIPIT LANE

WARRINGTON, WA3 6NY

£235,000
FREEHOLD

Idyllically placed in the popular hugely popular and family orientated Birchwood area is Pipit Lane. This beautifully refurbished semi-detached house offers a perfect blend of modern living and comfort. With four good size bedrooms, 2 bathrooms and downstairs WC, this property is ideal for families seeking both space and style.





4 BEDROOM SEMI
 TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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 misstatement. 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.
 Made with Mirograph (2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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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