



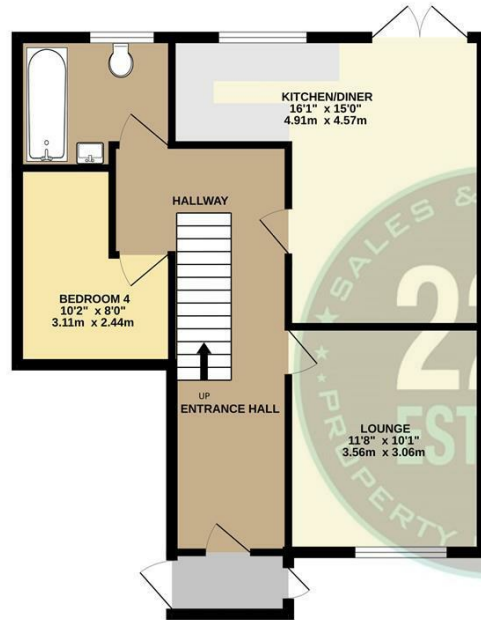
## 12 SHIGGINS CLOSE WARRINGTON, WA5 1EY

£250,000  
FREEHOLD

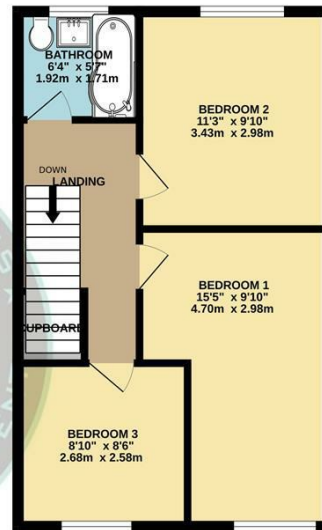
Nestled in the highly sought-after Shiggins Close in Great Sankey, Warrington, this stunning semi-detached house presents an exceptional opportunity for modern family living. Constructed in the late 1980s, the property has undergone a comprehensive renovation, ensuring that it has never been lived in since its transformation. Every aspect of the home has been meticulously updated, featuring freshly skimmed walls, a refreshed central heating system, and premium flooring throughout.



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



4 BEDROOM SEMI N

TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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 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.  
Made with Metropix 5/20/20



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

222 Estates Lettings and Sales  
222 Orford Lane Orford  
Warrington  
Cheshire  
WA2 7BB

01925 499599  
info@222estates.co.uk  
www.222estates.co.uk

