



3 KENTMERE PLACE

WARRINGTON, WA2 9SL

£185,000
FREEHOLD

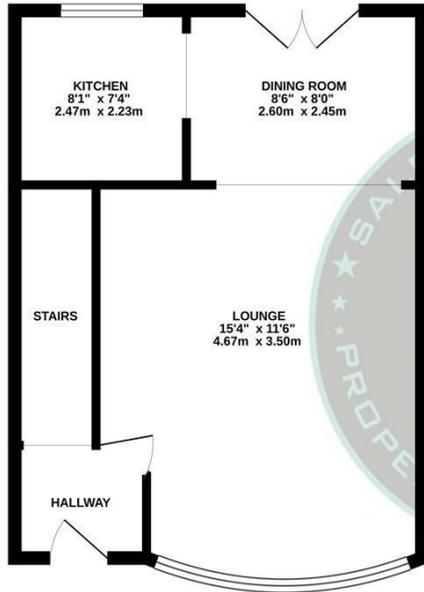
Welcome to this charming terraced house located in the desirable cul de sac, Kentmere Place, Warrington. This immaculately presented property boasts an inviting open plan layout on the ground floor, creating a spacious and airy atmosphere perfect for both relaxation and entertaining. It would make a perfect first time purchase.

The home features a comfortable reception room that seamlessly flows into the dining area, enhancing the sense of space. Modern high gloss kitchen. Upstairs, you will find two generously sized double bedrooms, providing ample room for rest and relaxation. The well-appointed bathroom completes the upper level, ensuring convenience for all residents.

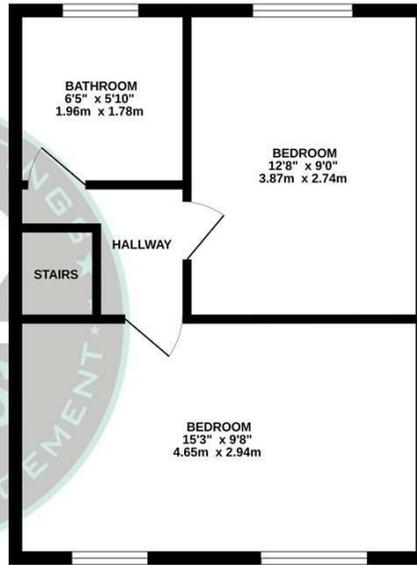
One of the standout features of this property is the beautifully landscaped rear garden, which is adorned with elegant Indian stone flags. This outdoor space is ideal for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

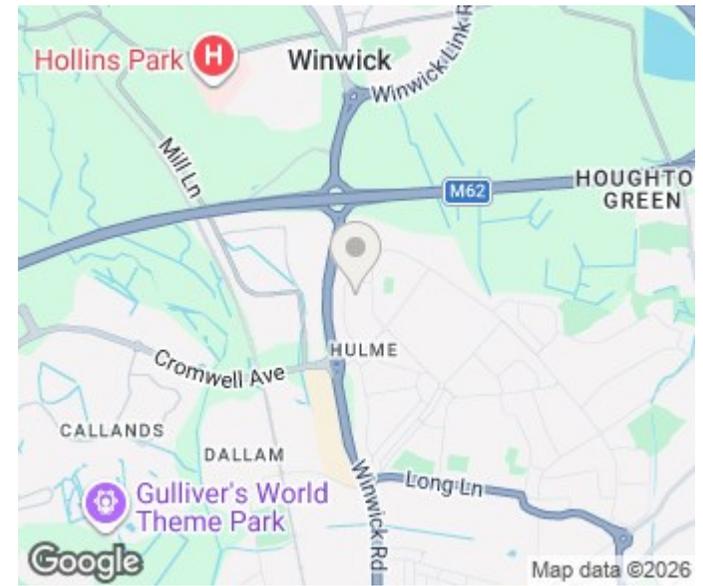


1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.8 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 is given 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		83
(55-68) D	70	
(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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