



## 2 HAWTHORNE STREET WARRINGTON, WA5 0BX

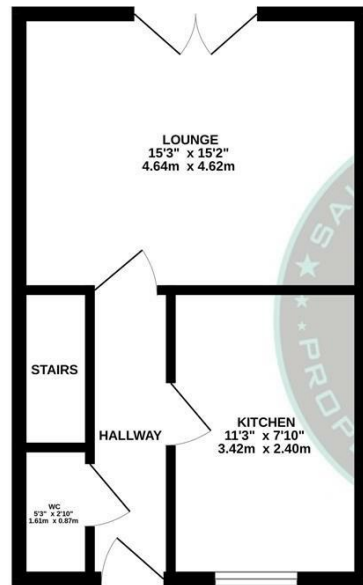
**£225,000**  
**FREEHOLD**

Offered with FREEHOLD TITLE - Nestled in the charming area of Hawthorne Street, Warrington, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

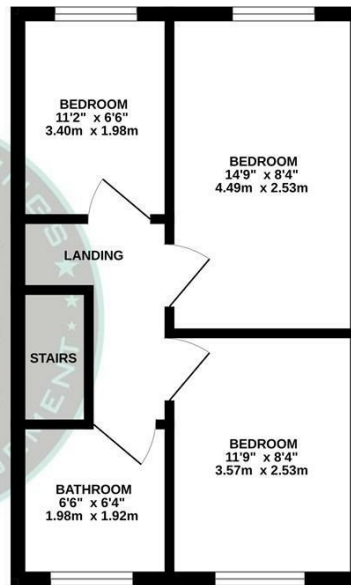
The house features private driveway parking to the side of the property with an EV Charging port as well as a private south/south west facing rear garden which is partly paved and partly laid to lawn. The property also provides solar panels too! The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living. With family bathroom to the first floor as well as downstairs WC for extra convenience. Modern kitchen and bathroom as well as a very spacious lounge area. The property is tastefully decorated to a very high standard where someone could move straight in and enjoy.



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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                                   | 89                      | 90        |
| (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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