



## 3A NAIRN CLOSE

WARRINGTON, WA2 0TE


£90,000  
FREEHOLD

Nestled in the tranquil cul-de-sac of Nairn Close, Fearnhead, Warrington, this charming house features one well-proportioned reception room presents an excellent opportunity for those seeking a comfortable home in a peaceful setting. Built between 1980 and 1989, this modern property boasts a generous plot, offering ample outdoor space for gardening or leisure activities.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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