



51 ALDER LANE

WARRINGTON, WA2 8AP

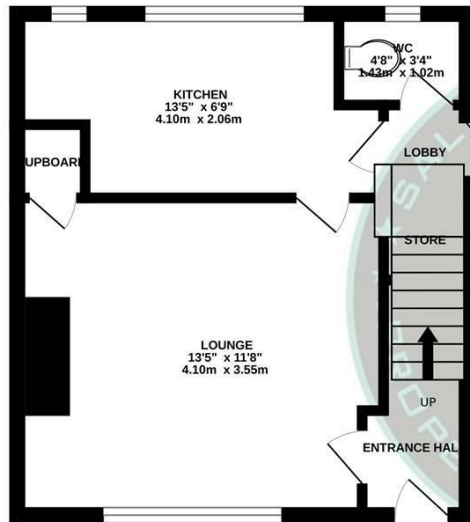
£169,950
FREEHOLD

Offered with no onward chain this two bed semi detached home has a fantastic plot with land to front, side and rear and has scope for extension. Perfectly presented throughout, the property is ready for someone to purchase, move straight into and enjoy. With driveway parking to the front with space for several vehicles. The rear/side garden has a good sized patio area which leads onto another well proportioned rear area which is laid to lawn. Hopefully the pictures do the property some justice!

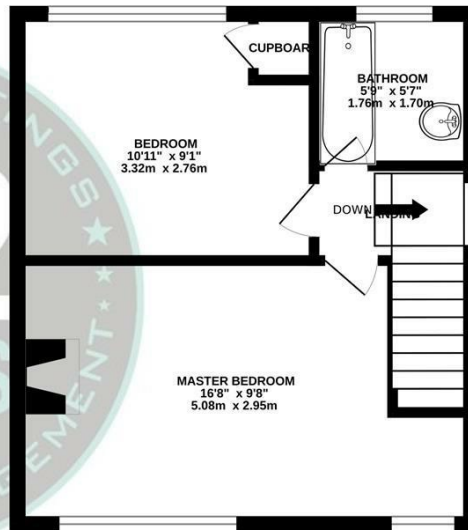
The home is positioned in a very convenient location opposite the Orford Jubilee Hub and Orford Park. Its just a short drive to Warrington Town Centre as well as excellent motorway links for commuters.



GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.1 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		
(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

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

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

