





6 BRIAN AVENUE

WARRINGTON, WA4 2BG

£375,000

LEASEHOLD

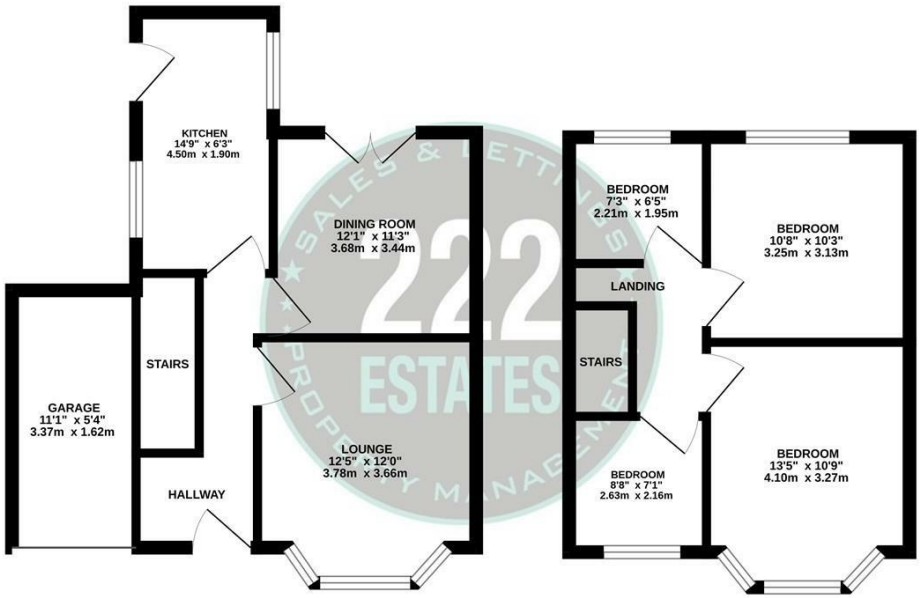
222 Estates are delighted to bring to the market this attractive three-bedroom semi-detached family home, situated on Brian Avenue in the highly sought-after area of Stockton Heath.

Occupying a generous plot with a fantastic rear garden, this property offers a wonderful opportunity for buyers looking to put their own stamp on a home in a prime residential location. Having benefited from a recently replaced roof and a modern fitted kitchen, the property provides an excellent foundation for its next owners to create their ideal family home.

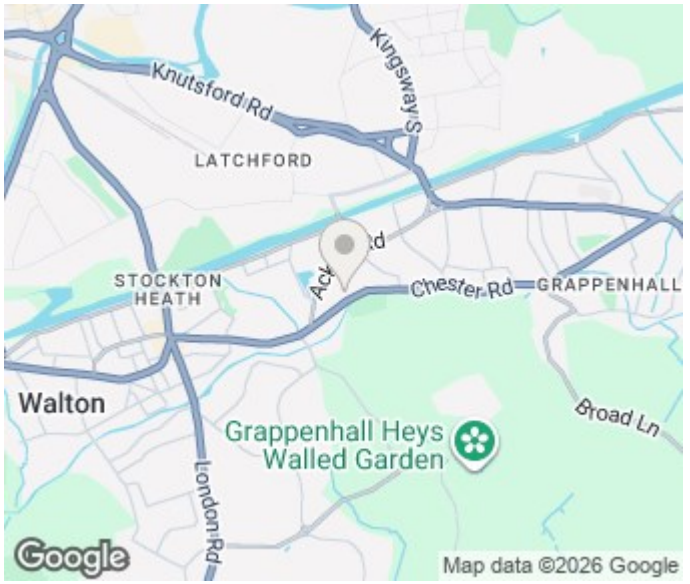
Internally, the ground floor offers a welcoming entrance hallway, a separate lounge to the front with an attractive bay window allowing plenty of natural light to flood the room, and a separate dining room to the rear overlooking the garden. The extended galley-style kitchen is fitted with modern units and provides a practical and well-presented cooking space.

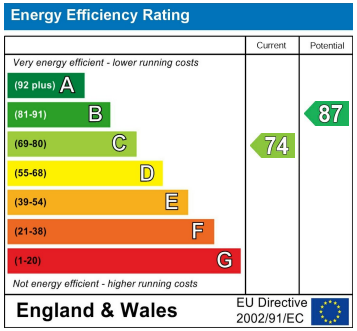
GROUND FLOOR

1ST FLOOR



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 ©2026





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