



40 WORSBOROUGH AVENUE WARRINGTON, WA5 1UZ

£1,000 PCM

222 Estates are delighted to present to the market this spacious, three-bedroom semi-detached property which is offered to a higher than normal standard. Situated in the well-established residential area of Great Sankey and in a very convenient position. This house makes for the perfect family home and has a range of popular amenities within proximity such as Gemini Retail Park and the Westbrook shopping centre. Accommodation is arranged over two floors, it briefly comprises; Entrance porch, very spacious lounge which is open plan to a separate dining area, access to stairs with a handy storage cupboard beneath, kitchen in excellent modern condition with some appliances included. To the first floor there are three good sized bedrooms, modern white family bathroom suite. Externally there are very private and are mainly laid to lawn with seating areas, multiple off-road parking is available via the ample driveway with integrated garage. The property is gas central heated and fully double glazed.

Huge interest is expected so view quickly!





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

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