



34 MAYFAIR CLOSE WARRINGTON, WA5 3PL

**£210,000
LEASEHOLD**

222 Estates are excited to bring to market a lovely property on Mayfair Close, Great Sankey, Warrington, this charming two-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious living room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The well-appointed modern kitchen is designed for convenience, making meal preparation a delight.

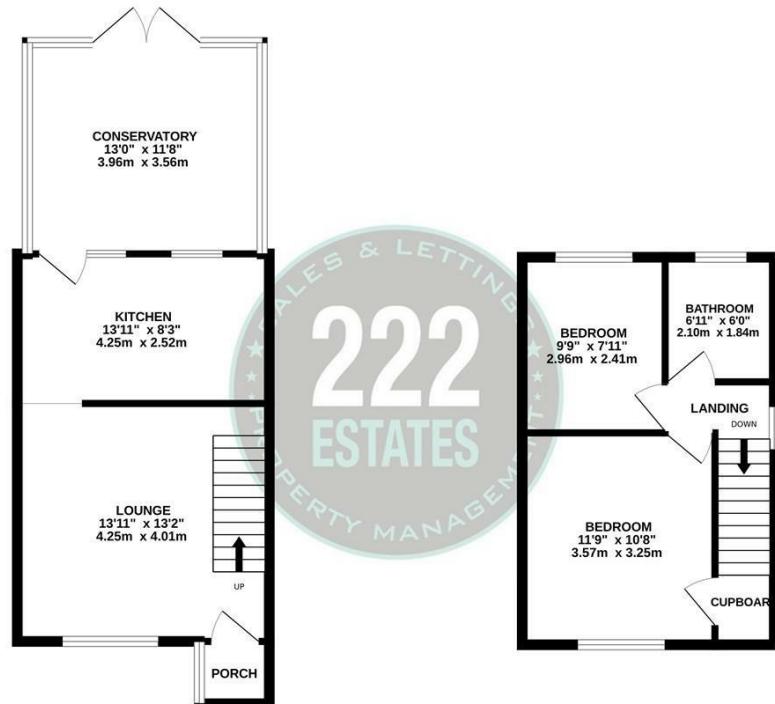
The property boasts two generously sized bedrooms, ensuring ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to the needs of a contemporary household. One of the standout features of this home is the delightful conservatory, which extends the living space and allows for an abundance of natural light, creating a warm and airy environment.

Outside, the large rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in a tranquil setting. Additionally, the property offers

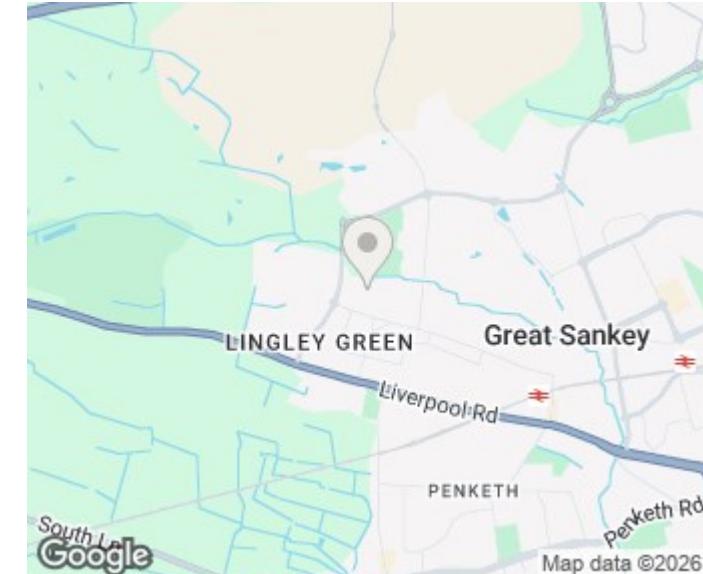


GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.8 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 misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
Made with Metrixplan C2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(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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