



28 WILKINSON AVENUE

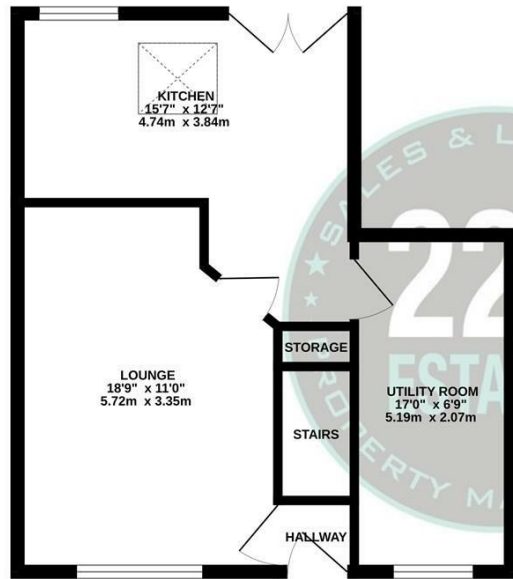
WARRINGTON, WA1 3LU

£240,000
FREEHOLD

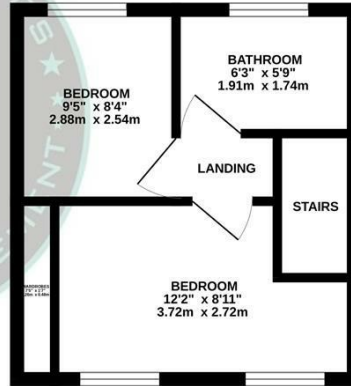
Nestled in the charming area of Wilkinson Avenue, Paddington, Warrington, this delightful semi-detached house offers a perfect blend of comfort and potential. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The property boasts two well-proportioned bedrooms and a modern bathroom, making it suitable for families or couples alike.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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 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

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