



## 312 POPLARS AVENUE WARRINGTON, WA2 9UF

£199,950  
FREEHOLD

Offered with no onward chain this perfectly presented semi detached family home occupies a generous corner plot. With gardens to front, rear and side the property also offers a detached garage along with a driveway to the side. The family home is located in a very popular area close to good schools, great local amenities and excellent transport links.

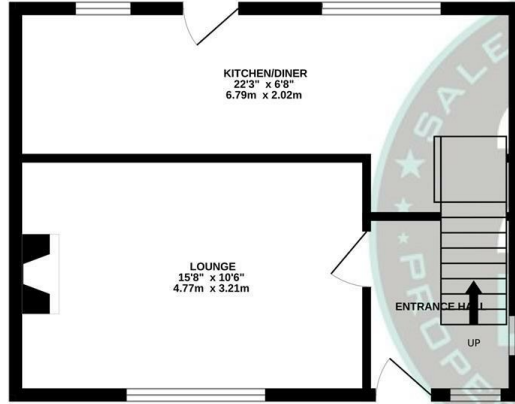
Internally the property briefly comprises; entrance hallway leading to spacious lounge to the front with laminate flooring and fireplace focal point. To the rear, the modern kitchen/diner provides a great space for families to entertain. Private rear garden that is part paved, part laid to lawn and sprawls round the side of the building.

To the first floor there are two double bedrooms, one single bedroom along with family bathroom.

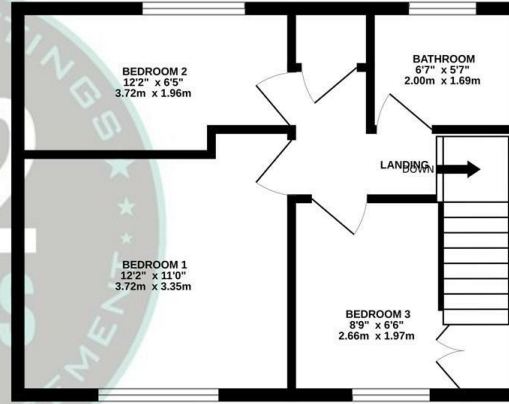
Please give 222 Estates a call to book a viewing straight away!



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

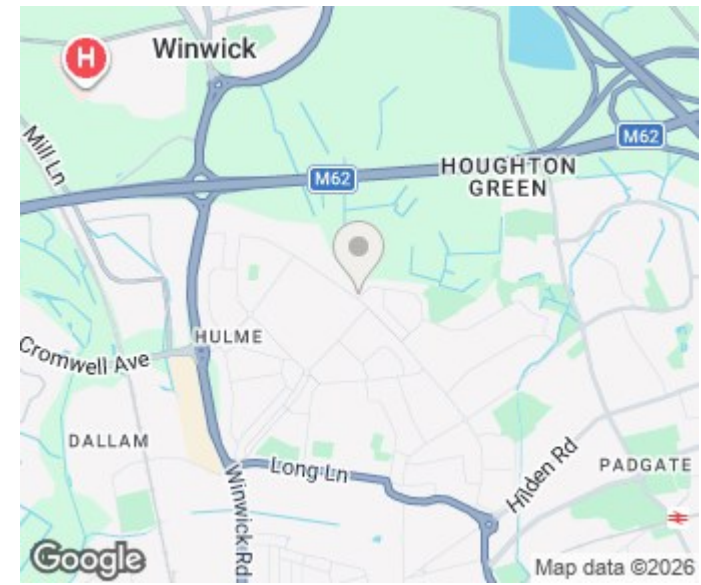


1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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			
<b>England &amp; Wales</b>		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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