



139 MANCHESTER ROAD WARRINGTON, WA1 4HW

£280,000
FREEHOLD

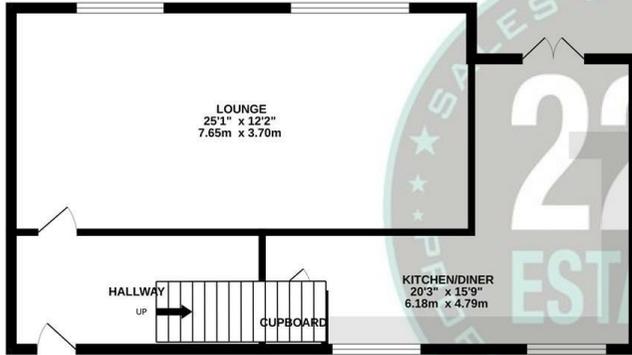
Nestled on Manchester Road in the charming area of Woolston, Warrington, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Set on a generous corner plot, the property boasts ample outdoor space, ideal for families or those who enjoy gardening.

Upon entering, you will find two spacious reception rooms that provide a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The well-presented interiors throughout the home ensure a move-in ready experience, allowing you to settle in without the need for immediate renovations.

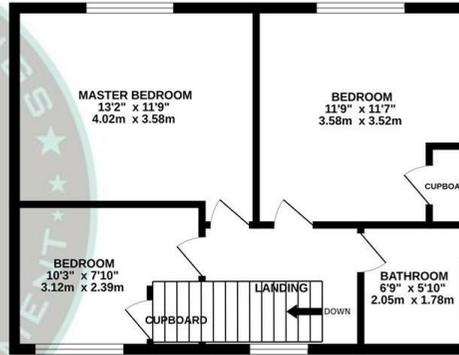
The three bedrooms are generously sized, offering plenty of room for rest and personalisation. The bathroom is conveniently located, catering to the needs of the household with ease.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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