



1 PIGOT PLACE

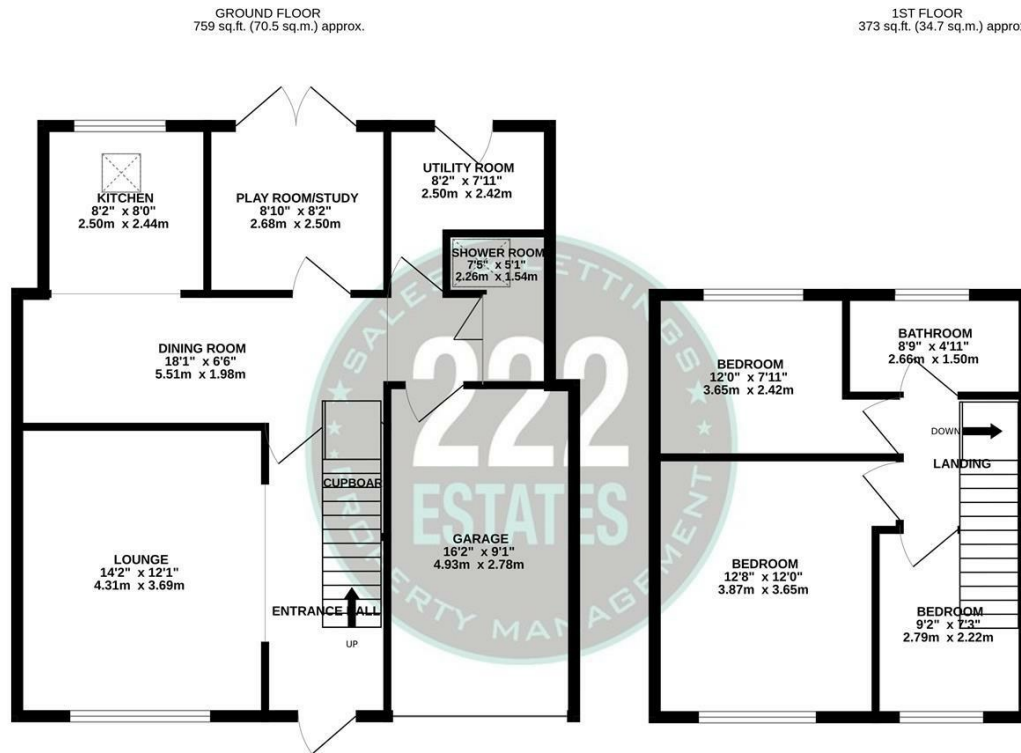
WARRINGTON, WA4 1SX

£240,000
FREEHOLD

222 Estates are proud to present this beautifully presented three bedroom semi detached family home. The property is positioned in a quiet cul de sac and has been extended to both the rear and side making it a very commodious home. Located within easy reach of Warrington Town Centre and Latchford Village, the family home is also a short drive from excellent motorway links for those looking to commute.

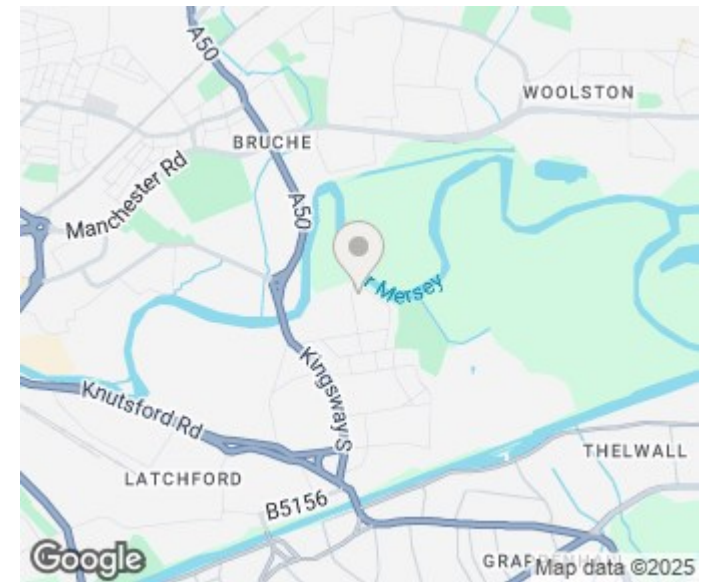
Internally the property gives an open plan feel and is tastefully decorated throughout. Hopefully the pictures do some justice to just how nice this property is - but viewing in person is highly recommended to fully appreciate it! Hallway entrance leads to lounge to the front with log burner fireplace focal point. Open plan dining area leads straight onto high gloss kitchen, utility room, downstairs shower WC room and study/playroom which leads directly onto the rear garden. Rear garden part paved, part laid to lawn. A perfect area for the summer months.





TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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