



## 34 ACKERS LANE WARRINGTON, WA4 2DA

£290,000  
FREEHOLD

\*ADVERTISED WITH NO ONWARD CHAIN\* This three bedroom end of terraced property is a perfect family home situated in an enviable location within walking distance to the ever popular Stockton Heath. With an array of amenities, shops, eateries and bars, Stockton Heath is still one of the most popular places to live in Warrington.

The property itself provides parking in the way of a car park to the front of the building. With a small garden to the front and private paved garden to the rear. Upon entering the property you are greeted by a nicely decorated hallway which leads to lounge to front, WC to rear and well equipped kitchen/diner.

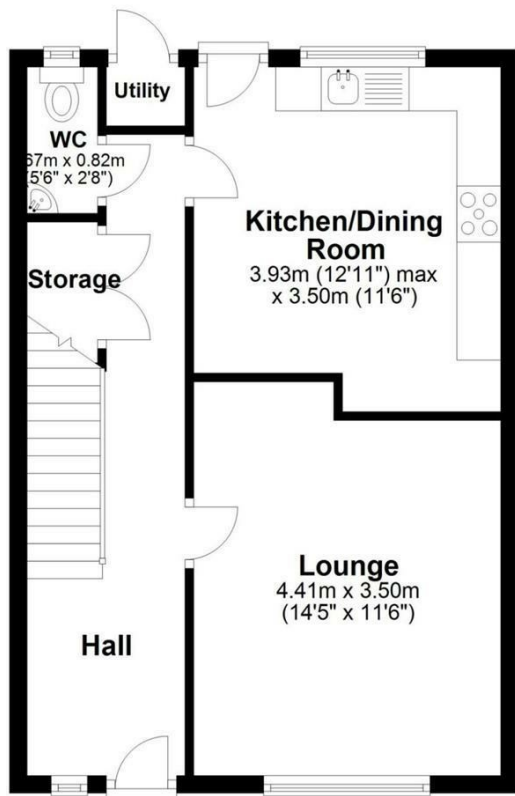
To the first floor there is a modern family bathroom, two double bedrooms along with third single bedroom.

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



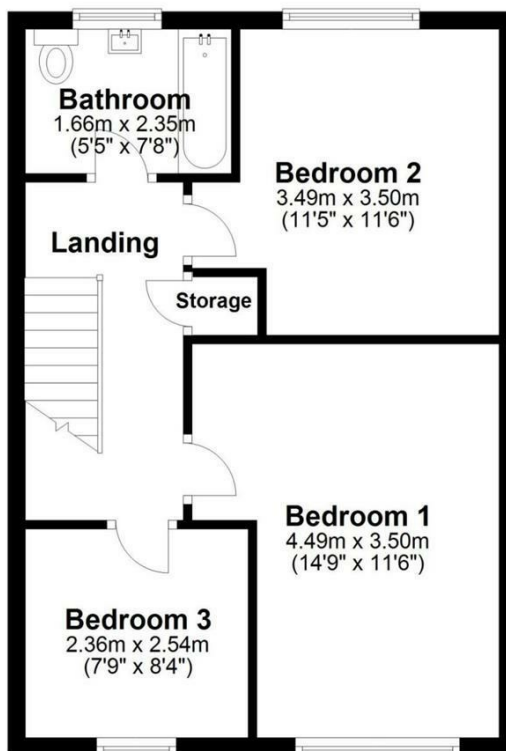
## Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)

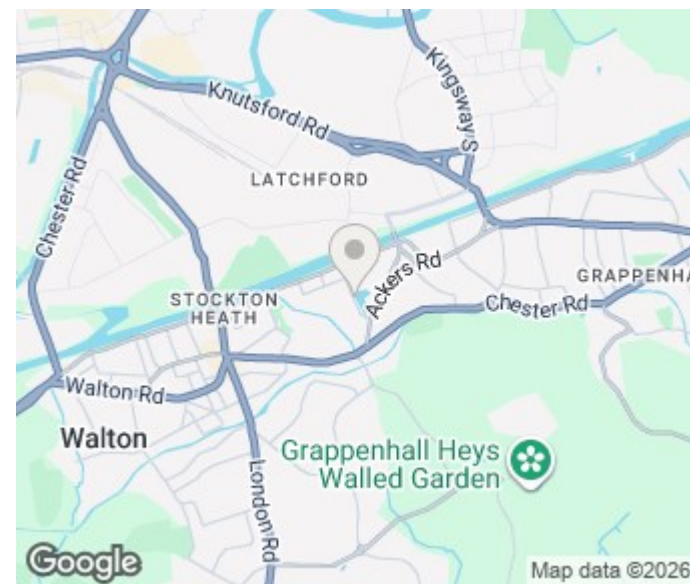


## First Floor

Approx. 44.2 sq. metres (475.2 sq. feet)



Total area: approx. 87.8 sq. metres (945.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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

222 Estates Lettings and Sales  
222 Orford Lane Orford  
Warrington  
Cheshire  
WA2 7BB

01925 499599  
info@222estates.co.uk  
www.222estates.co.uk

