



20 DUCKWORTH GROVE

WARRINGTON, WA2 0QX

£294,000
LEASEHOLD

22 Estates are very proud to bring to the market this exceptional 3 Bedroom Semi, located in the desirable area of Duckworth Grove, Padgate, Warrington, this modern semi-detached house offers a perfect blend of comfort and contemporary living. Built between post 1960, the property boasts a stylish and spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(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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