



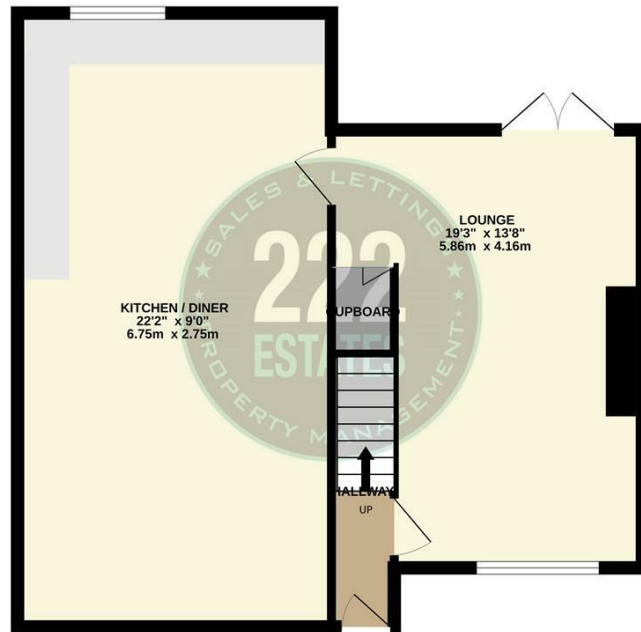
## 19 WENTWORTH AVENUE WARRINGTON, WA1 4NA

£1,250 PER MONTH

222 Estates are delighted to offer this hidden gem of a property on the quiet little cul-de-sac of Wentworth Avenue in the desirable area of Woolston, Warrington, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. Spanning an impressive 893 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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

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

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

