



10 PATERDALE AVENUE WARRINGTON, WA2 9NP

£220,000
FREEHOLD

This exquisite family home is up for sale on Patterdale Avenue in Orford and provides a whole host of fantastic features. The corner plot of the property means not only is there a generous recently block paved driveway to the front with space enough for three vehicles but a fantastic south facing rear garden with patio area, great lawned area as well as a summer house and private decked area. Honestly such a generous size its perfect for summer BBQ's and parties! With solar panels and an EV charger the property is fully equipped for the new owners.

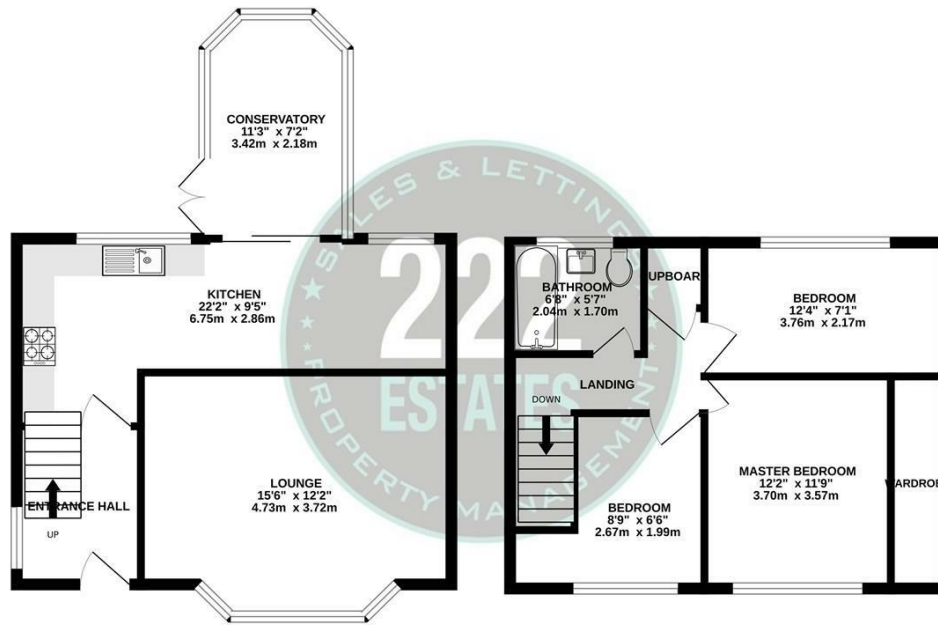
Internally the property is tastefully decorated throughout. Hallway entrance leads to generous lounge to the front. Kitchen diner to the rear leads onto a conservatory to the rear overlooking rear garden. To the first floor there are two double bedrooms, one single bedroom along with modern family bathroom.

Genuinely a fantastic opportunity for a growing family to purchase this property and enjoy. Please give 222 Estates a call to book a viewing straight away!



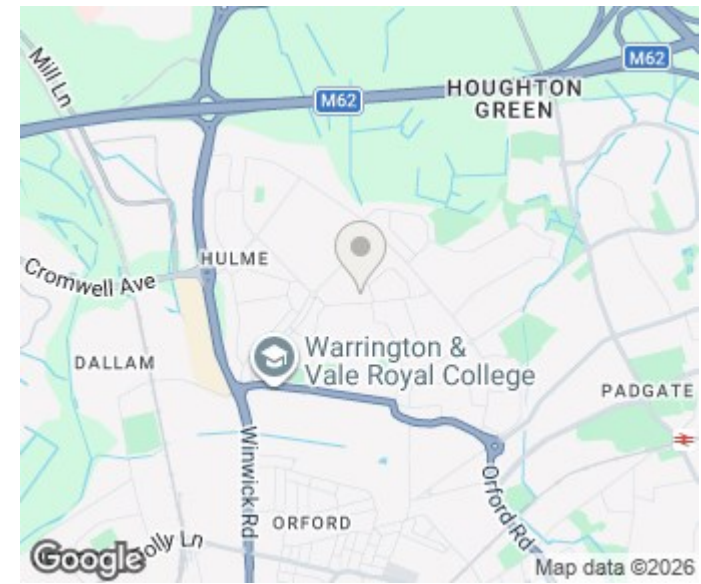
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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