



## 36 SOUTH AVENUE

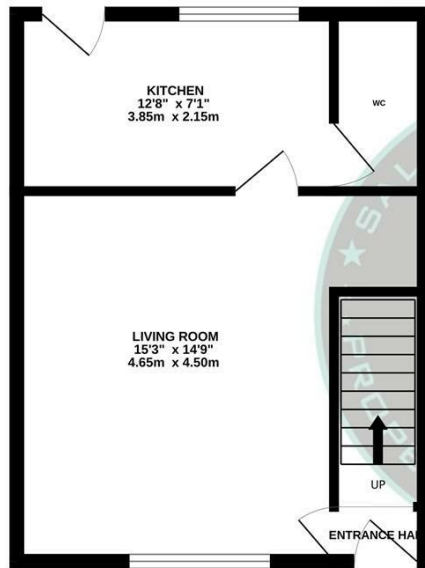
WARRINGTON, WA2 8BQ

**£165,000**  
LEASEHOLD

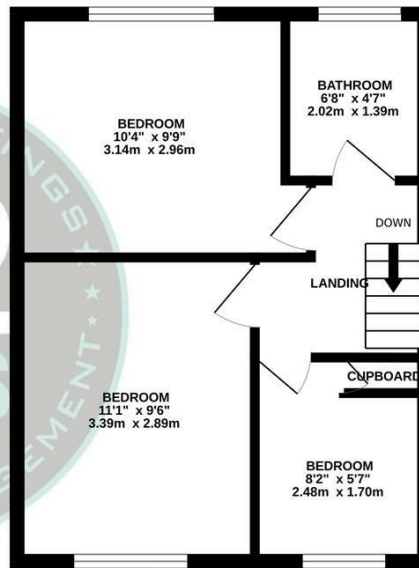
Located on South Avenue in Warrington, this beautifully presented quasi-semi house is an exceptional opportunity for both first-time buyers and savvy investors. Offered with no onward chain, this charming three-bedroom property boasts a delightful garden front and is ideally situated within easy reach of the town centre, ensuring that excellent local amenities and transport links are just a stone's throw away.



GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

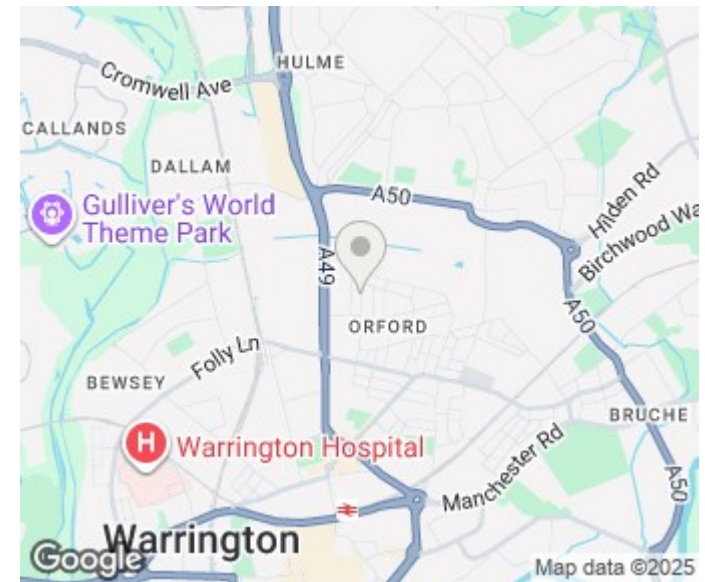


1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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