



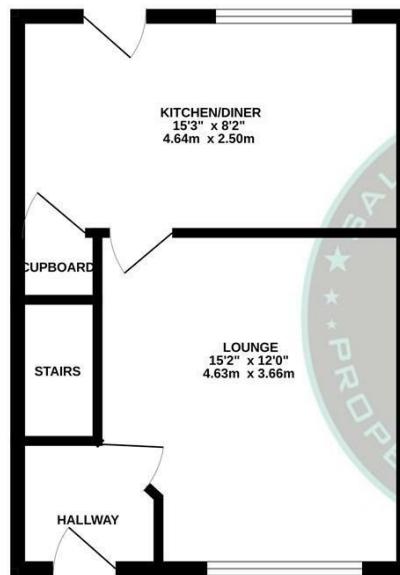
67 CLEVELAND ROAD WARRINGTON, WA2 9JS

**£155,000
FREEHOLD**

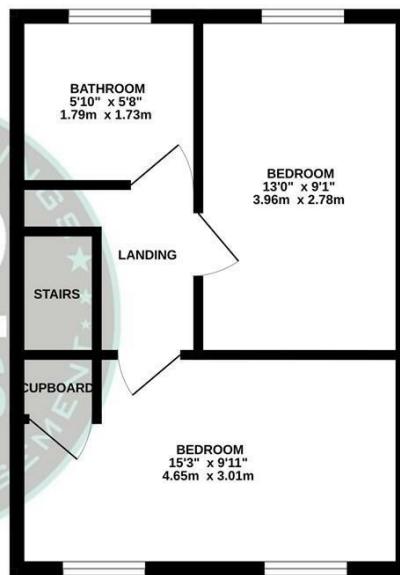
Nestled on Cleveland Road in the charming town of Warrington, this delightful terraced house presents an excellent opportunity for first-time buyers. The property boasts a well-designed layout, featuring a welcoming reception room that flows seamlessly into a modern kitchen/diner, perfect for both entertaining and everyday living.



GROUND FLOOR
340 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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