



107 HEATHER CLOSE

WARRINGTON, WA3 7NY

£190,000
FREEHOLD

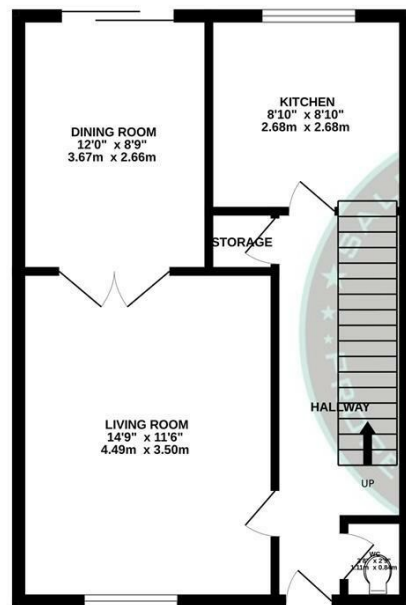
Nestled in the tranquil cul-de-sac of Heather Close in Birchwood, Warrington, this charming house presents an excellent opportunity for families and professionals alike. The property boasts three generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room leading onto the rear dining area offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring convenience for daily routines. The interior is neutrally decorated, allowing for personal touches and easy adaptation to your style.

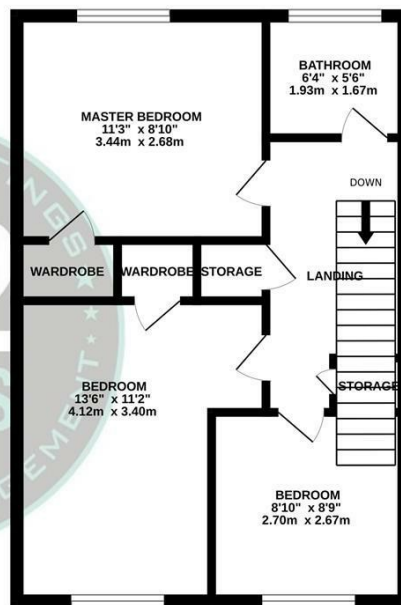
One of the standout features of this property is its low maintenance rear garden, which offers a delightful outdoor space for leisure and recreation without the burden of extensive upkeep.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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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