



6 VALE AVENUE WARRINGTON, WA2 8AY

£170,000
LEASEHOLD

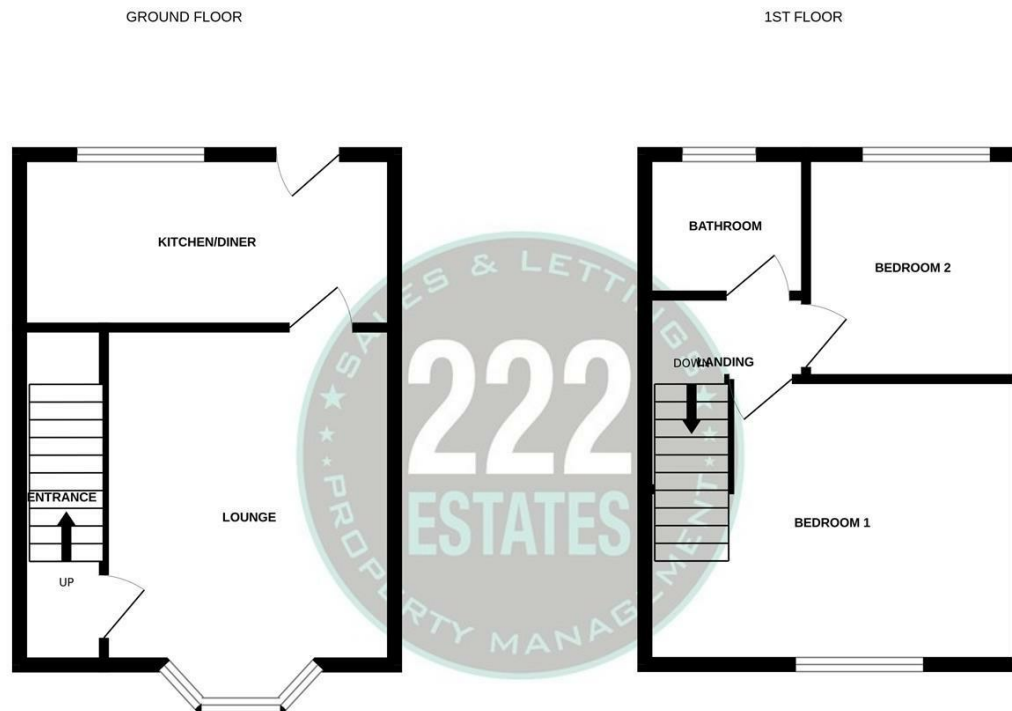
Attention first time buyers! This is a perfect opportunity to purchase a property with no onward chain and not have to lift a finger - you can just move in and enjoy! Its been totally refurbished from top to bottom and is ideal for someone not wanting to do any further works.

The property is situated in a very popular and convenient pocket of streets that are a short drive from Warrington Town Centre and well as excellent motorway links for commuters to Liverpool and Manchester.

Internally the property is stunning throughout. Hallway entrance, bay fronted lounge with laminate flooring. Kitchen/diner to rear with shaker style kitchen and breakfast bar. To the first floor there are two double bedrooms with plush grey carpet and brand new family bathroom.

Please give 222 Estates a call to book a viewing straight away!





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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