



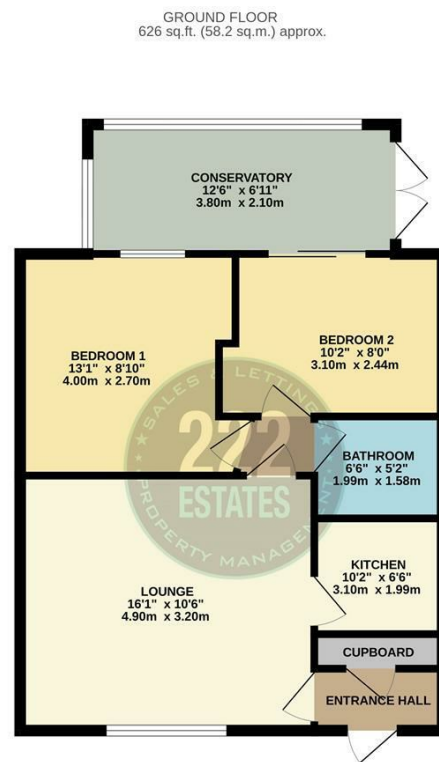
25 WELSBY CLOSE

WARRINGTON, WA2 0DW

£160,000
FREEHOLD

Nestled in the quiet and desirable area of Welsby Close, Fearnhead, Warrington, this charming two-bedroom semi-detached bungalow presents a wonderful opportunity for those looking to create their dream home. Built between 1980 and 1989, the property boasts a spacious reception room that invites natural light, making it a perfect space for relaxation or entertaining guests.





2 BEDROOM SEMI-DETACHED BUNGALOW
TOTAL FLOOR AREA - 626 sq.ft. (58.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, 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.
Made with lettings (2020)



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

222 Estates Lettings and Sales
222 Orford Lane Orford
Warrington
Cheshire
WA2 7BB

01925 499599
info@222estates.co.uk
www.222estates.co.uk

