



6 LONG LANE WARRINGTON, WA2 8PS

£195,000
LEASEHOLD

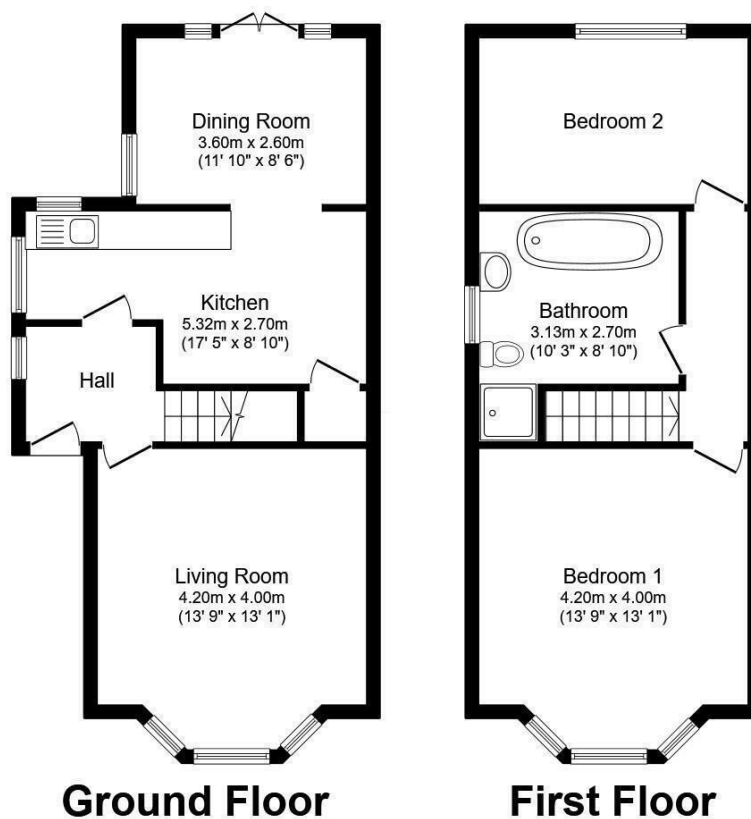
Nestled on the prestigious Long Lane in Warrington, this charming extended semi-detached house offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The open-plan kitchen diner is a standout feature, providing a modern space for family meals and gatherings.

The house boasts two generous bedrooms, ensuring ample space for rest and privacy. The property is complemented by driveway parking, providing easy access and convenience.

Step outside to the rear garden, which overlooks a picturesque bowling green, offering a serene setting for outdoor enjoyment. The location is ideal, with great local amenities just a stone's throw away. Furthermore, a short drive will take you to Warrington town centre and motorway links, making commuting and accessing the wider area effortless.

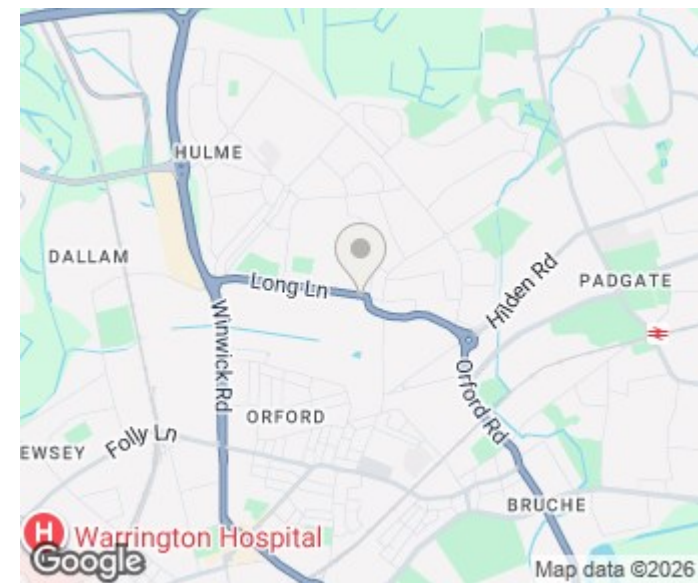
This semi-detached house is not just a home; it is a lifestyle choice, combining modern living with the charm of a sought-after neighbourhood. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.





Total floor area 92.7 sq.m. (998 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com



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

