



## 96 REGENCY SQUARE

WARRINGTON, WA5 0EX

**£240,000**  
**FREEHOLD**

Stunning three bedroom townhouse located on the very popular Regency Square development close to Warrington Town Centre and Hospital. These properties very much suit perhaps a first time buyer or someone who likes low maintenance modern homes! With allocated parking to rear for two vehicles, well kept gardens throughout the development and low maintenance private front and rear gardens. Internally the property is presented to a very high standard. Hallway entrance with nicely decorated downstairs WC to the side. Light and spacious lounge to the front and a modern kitchen diner to the rear overlooking the low maintenance private rear garden. To the first floor there are two double bedrooms, one single bedroom along with family bathroom. All decorated tastefully to a high standard. Please give 222 Estates a call to book a viewing at your earliest convenience.







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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