



## 11 HAWTHORNE STREET WARRINGTON, WA5 0BX

£112,500  
LEASEHOLD

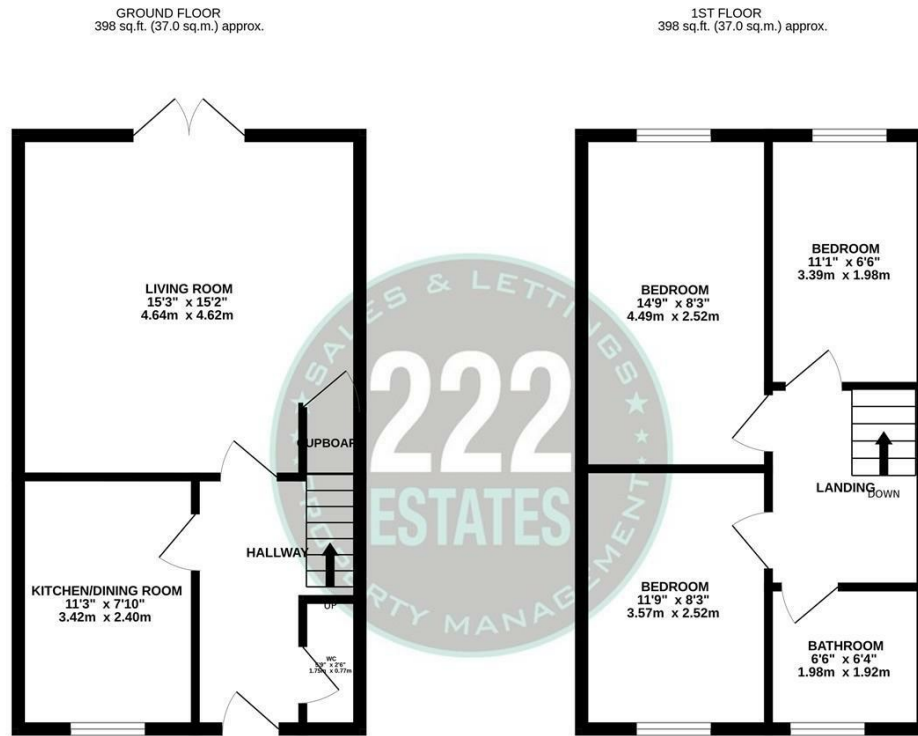
222 Estates bring to the market this wonderful 50% SHARED OWNERSHIP three bedroom semi detached home in Hawthorne Street, Warrington. Full details of the shared ownership aspect with Plus Dane Housing are below!

### About the Property

It is a wonderfully presented family home is positioned on a very generous corner plot. With driveway parking to the front for two vehicles and gardens to rear and side. Internally the property is presented to a very high standard. Hallway entrance leads to high gloss L shaped kitchen with ample storage space. Also off the hall a downstairs WC. To the rear a fantastic hub of the home - the lounge is a great size and overlooks the rear garden through patio doors. To the first floor there are two double bedrooms, one single bedroom along with family bathroom. Hopefully the pictures can do justice to the fabulous home!

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





TOTAL FLOOR AREA : 796 sq.ft. (74.0 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) <b>A</b>		95
(81-91) <b>B</b>	82	
(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 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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