



23 SHORWELL CLOSE

WARRINGTON, WA5 3JY

£225,000
FREEHOLD

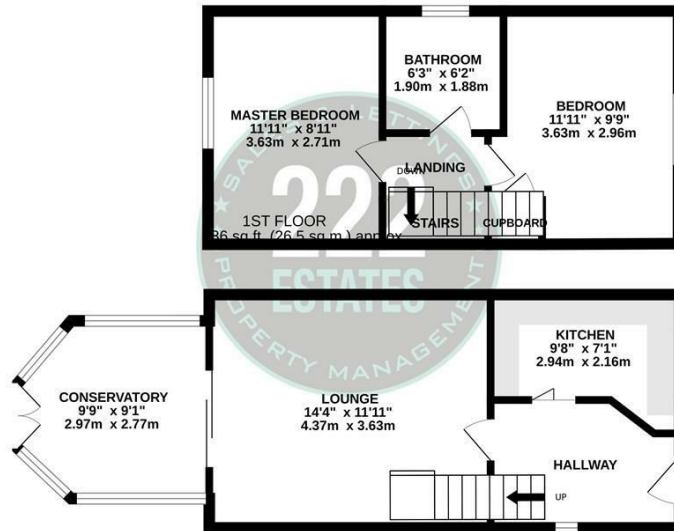
Nestled in the tranquil and sought-after area of Shorwell Drive, Great Sankey, Warrington, this charming end terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two well-proportioned bedrooms and a modern bathroom, making it ideal for small families or couples.

Upon entering, you are greeted by a hallway that moves onto a bright and spacious lounge that flows seamlessly into a delightful conservatory at the rear, providing an inviting space to relax and enjoy the views of the garden. The newly installed kitchen is both stylish and functional, perfect for those who enjoy cooking and entertaining. Freshly decorated throughout, the home exudes a sense of warmth and comfort.

The low maintenance rear garden is a true sun trap, offering a peaceful retreat for outdoor gatherings or simply soaking up the sun. Additionally, the property features a long driveway with ample



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 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 areas 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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