





# 7 VICTORIA AVENUE

## WARRINGTON, WA5 3NA

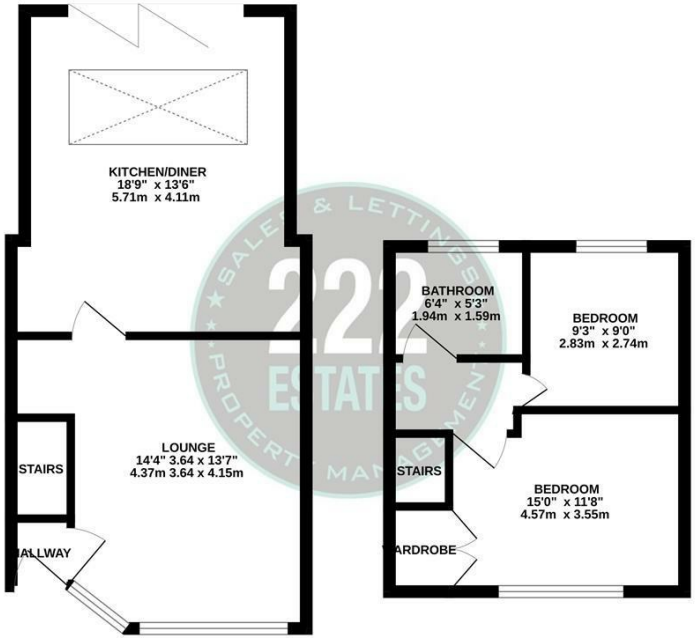
## £279,950

## LEASEHOLD

Every now and again there is a property that we advertise that just stands out from the rest and has the WOW FACTOR. Offered with no onward chain, this perfectly presented two bedroom mid terraced property has been magnificently refurbished from top to bottom. I simply don't think the pictures can do this fabulous justice but hopefully they can give you some indication of just how beautiful this house really is! Viewings are highly recommended.

GROUND FLOOR

1ST FLOOR




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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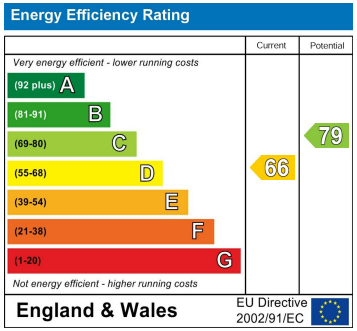


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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