



34 HODGKINSON AVENUE

CHESHIRE, WA5 0HE

£100,000
FREEHOLD

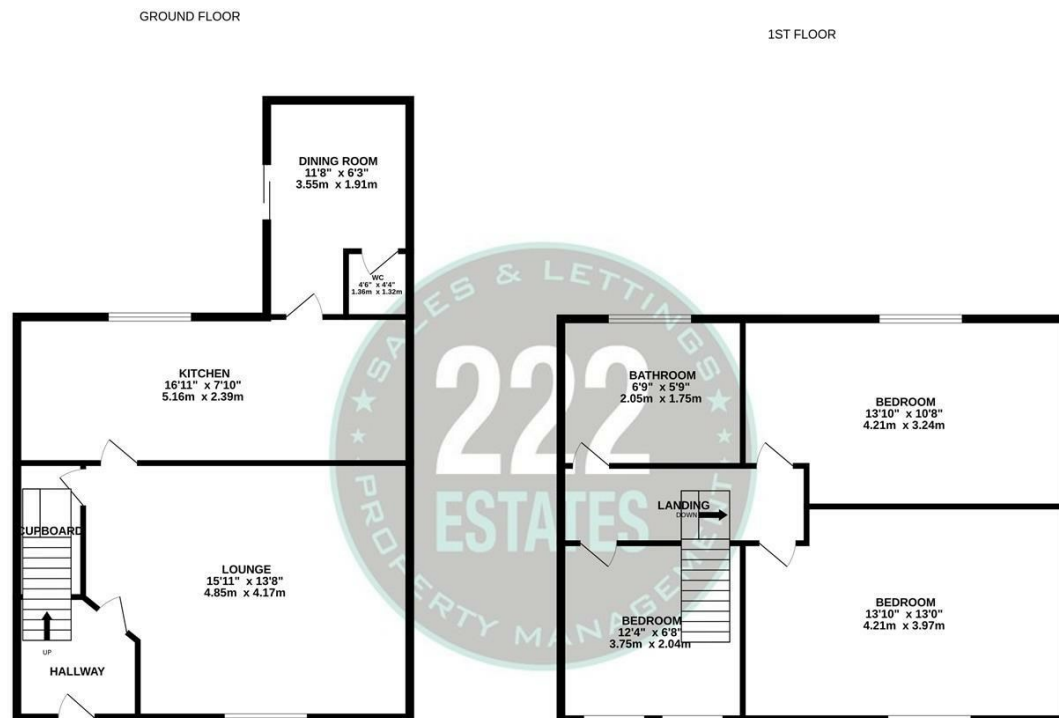
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

This generously sized three bedroom garden fronted mid terraced property is perfect for a growing family. Located opposite Sankey Valley Park and just a short drive away from Warrington Town Centre, its also close to M62 motorway links.

The property itself comprises; entrance vestibule - leading to well proportioned lounge to the front, kitchen to rear with downstairs WC and separate utility/dining room housed in extension. Low maintenance rear garden. To the first floor there are two double bedrooms, one single bedroom along with family bathroom.

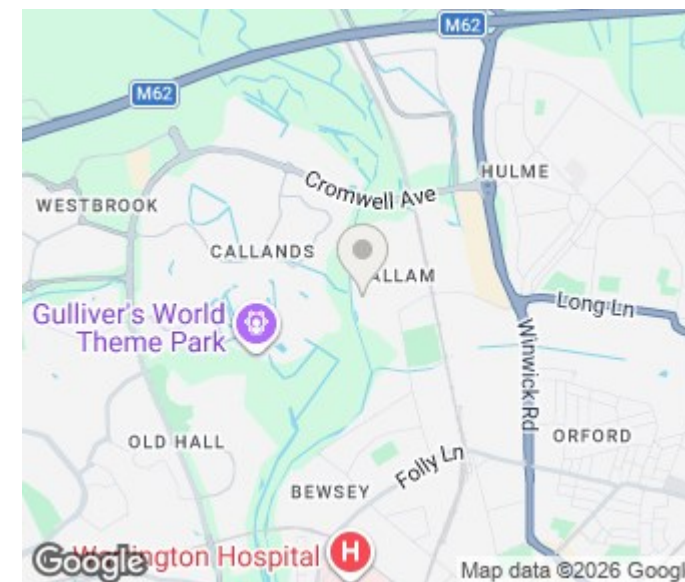
Please give 222 Estates a call to book a viewing!





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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.
Made with Metropix (c2023)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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