

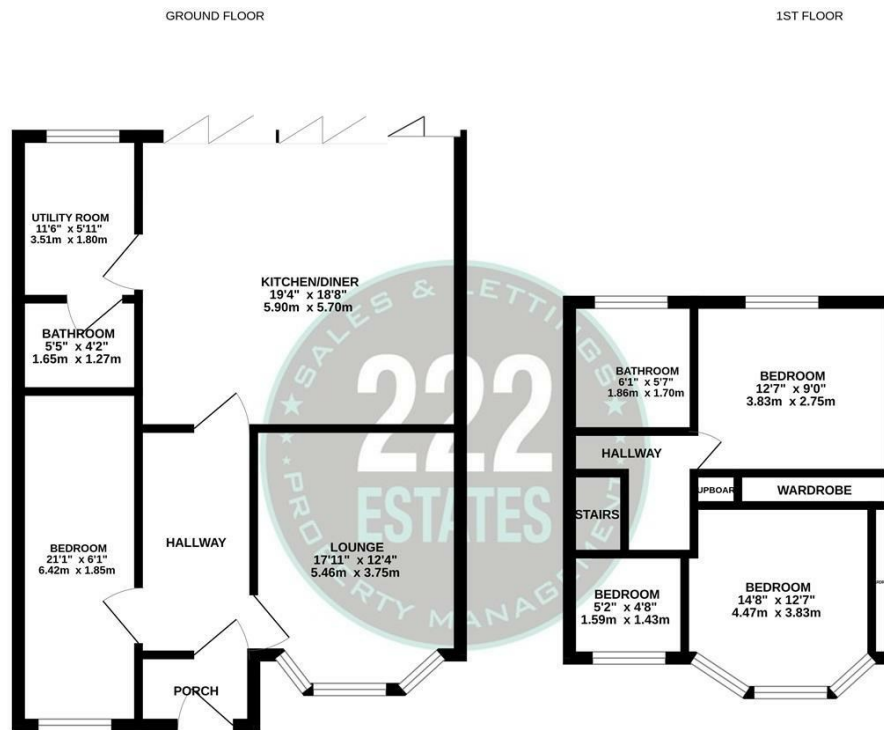


2 WHITBY AVENUE WARRINGTON, WA2 0HZ

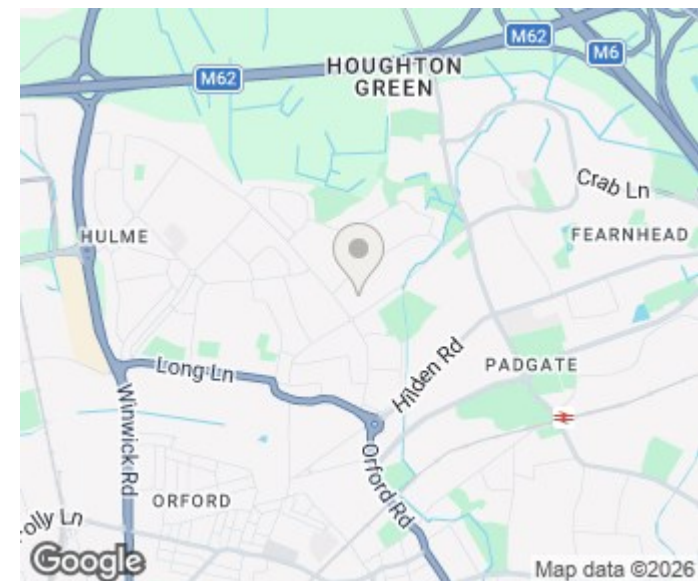
£299,950
FREEHOLD

Nestled in the charming area of Whitby Avenue, Warrington, this delightful end-terrace house offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, featuring bay fronted lounge to the front and superb hub kitchen/diner to the rear providing a fantastic hub of the home. Hopefully the pictures can help do some justice to this property but viewings are highly recommended!





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) 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

222 Estates Lettings and Sales
222 Orford Lane Orford
Warrington
Cheshire
WA2 7BB

01925 499599
info@222estates.co.uk
www.222estates.co.uk

