





34 ACKERS LANE WARRINGTON, WA4 2DA

£300,000 FREEHOLD

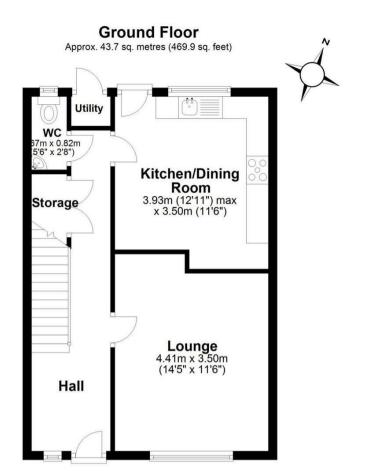
ADVERTISED WITH NO ONWARD CHAIN This three bedroom end of terraced property is a perfect family home situated in an enviable location within walking distance to the ever popular Stockton Heath. With an array of amenities, shops, eateries and bars, Stockton Heath is still one of the most popular places to live in Warrington.

The property itself provides parking in the way of a car park to the front of the building. With a small garden to the front and private paved garden garden to the rear. Upon entering the property you are greeted by a nicely decorated hallway which leads to lounge to front, WC to rear and well equipped kitchen/diner.

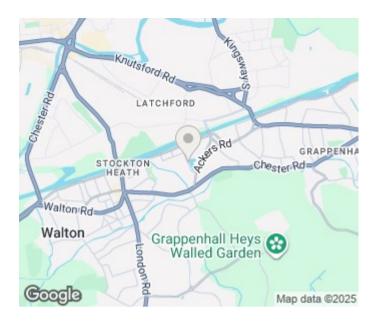
To the first floor there is a modern family bathroom, two double bedrooms along with third single bedroom.

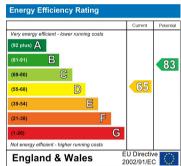
Please give 222 Estates a call to book a viewing straight away!





First Floor Approx. 44.2 sq. metres (475.2 sq. feet) Bathroom 1.66m x 2.35m (5'5" x 7'8") Bedroom 2 3.49m x 3.50m (11'5" x 11'6") Storage Bedroom 1 4.49m x 3.50m (14'9" x 11'6") Bedroom 3 2.36m x 2.54m (7'9" x 8'4")





Total area: approx. 87.8 sq. metres (945.2 sq. feet)

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 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 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 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 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 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 approximate and are for general guidance purposes.

222 Estates Lettings and Sales 222 Orford Lane Orford Warrington Cheshire WA2 7BB 01925 499599 info@222estates.co.uk www.222estates.co.uk

