



## 59A FESTIVAL AVENUE WARRINGTON, WA2 9EG

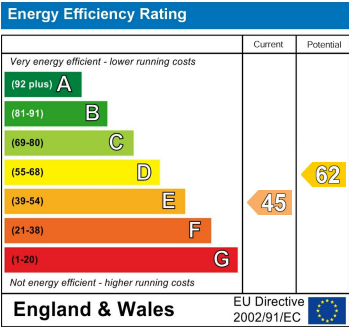
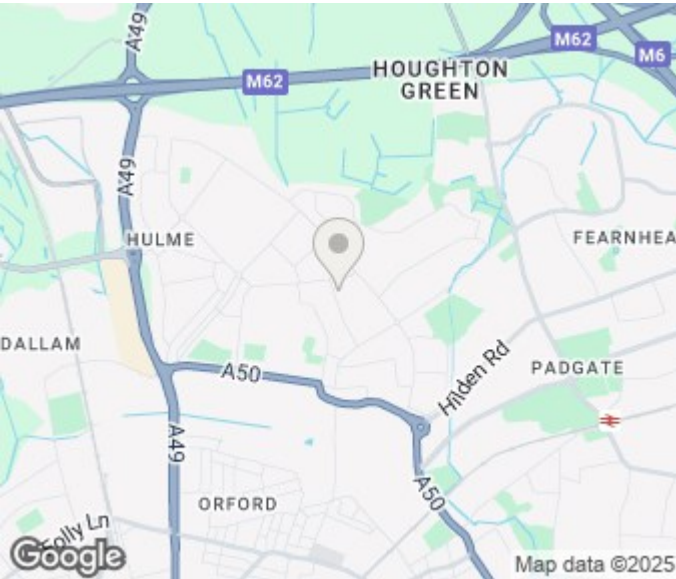
**£75,000**  
**LEASEHOLD**

Nestled in the vibrant area of Festival Avenue, Orford, this delightful one-bedroom flat presents an excellent opportunity for both first-time buyers and seasoned investors alike. Situated on the first floor, the property boasts a spacious layout that maximises comfort and functionality, making it an ideal choice for those seeking a cosy yet practical living space.

The flat is well-positioned in a great location, offering easy access to local amenities, transport links, and the lively atmosphere that Orford is known for. Whether you are looking to make this your new home or considering it as a buy-to-let investment, the potential for rental income in this sought-after area is promising.

With its generous proportions and inviting ambience, this flat is sure to appeal to a wide range of buyers. Do not miss the chance to explore this wonderful property that combines convenience, comfort, and a fantastic location.





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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