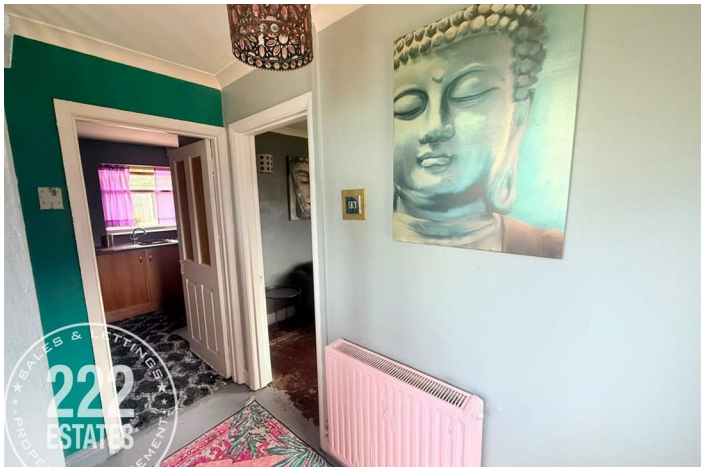


149 SANDY LANE

WARRINGTON, WA2 9JB

£175,000

FREEHOLD

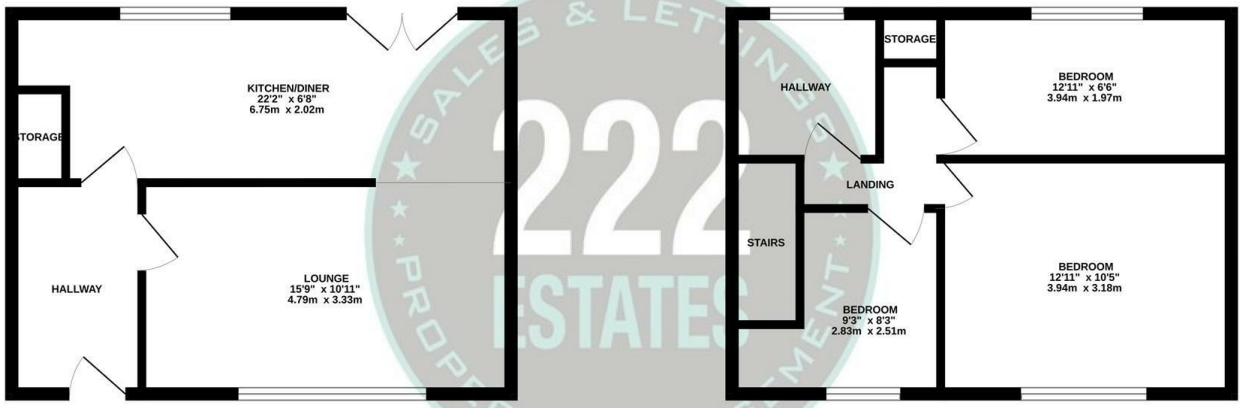
Nestled on the desirable Sandy Lane in Warrington, this charming semi-detached house presents an excellent opportunity for those seeking a home to make their own. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for space and comfort.

As you enter, you will be greeted by a welcoming reception room that flows seamlessly into an open-plan layout, creating a bright and airy atmosphere ideal for both relaxation and entertaining. The generous rear garden offers a tranquil outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property benefits from driveway parking at the front, ensuring convenience for residents and visitors alike.

Situated in a prime location, this home is within easy reach of Warrington's vibrant town centre, where you will find a variety of shops, restaurants, and local amenities. Families will appreciate the

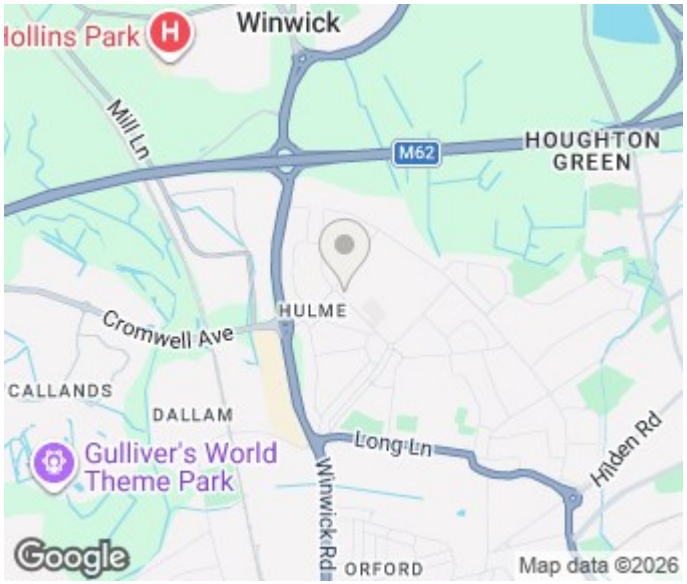
GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.

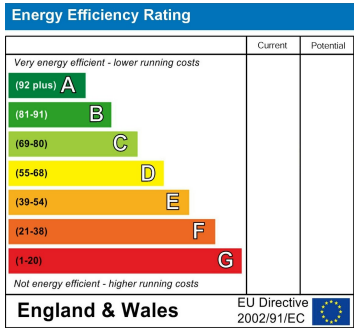
1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.

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 ©2026





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