



## 20 PALLISER CLOSE

### WARRINGTON, WA3 6RT

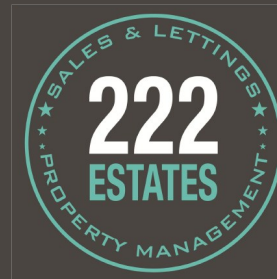
**£230,000**  
**FREEHOLD**

OFFERED WITH NO ONWARD CHAIN.

Nestled in the tranquil cul-de-sac of Palliser Close, Birchwood, Warrington, this charming house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this commodious home offers ample space for comfortable living. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

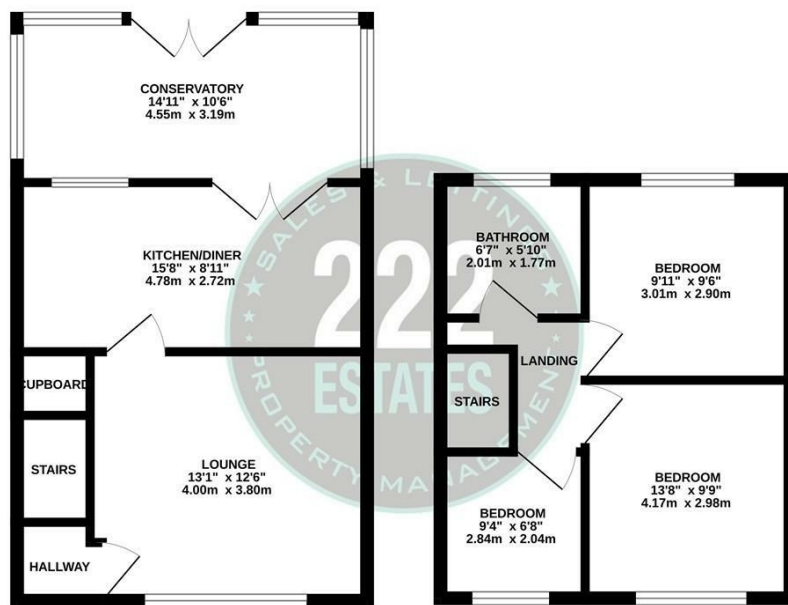
At the heart of the home lies a modern kitchen diner, designed to cater to both culinary enthusiasts and casual diners. This inviting space is ideal for family meals and social gatherings. Additionally, the property boasts a delightful conservatory at the rear, providing a bright and airy area to enjoy the garden views throughout the seasons.

The generous low-maintenance rear garden is a standout feature, offering a private outdoor retreat for leisure and recreation without the burden of extensive upkeep. This space is perfect for





GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



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	

TOTAL FLOOR AREA: 643 sq.ft. (59.7 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.  
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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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