



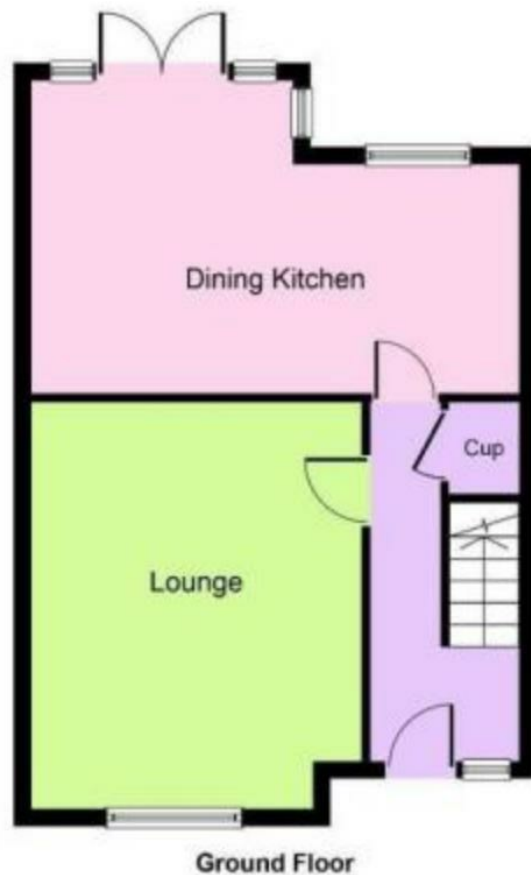
9 NEVILLE AVENUE

WARRINGTON, WA2 9BH

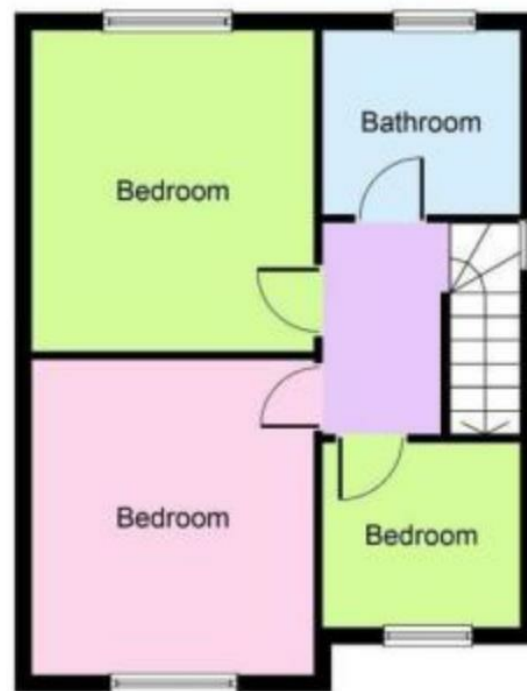
£220,000
FREEHOLD

Nestled on the charming Neville Avenue in Warrington, this delightful three-bedroom house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the modern kitchen/diner, which offers a bright and airy space for family meals and gatherings.



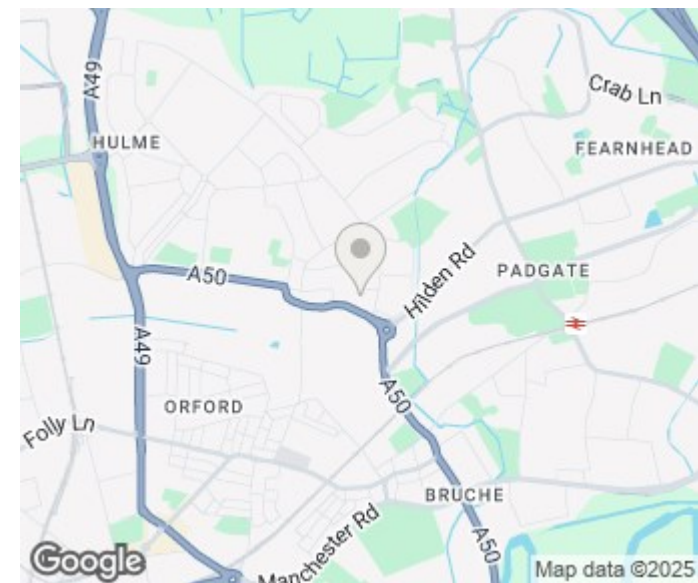


Ground Floor



First Floor

9 Neville Avenue Warrington



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	

84

67

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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