



13 WEST AVENUE WA2 8BG

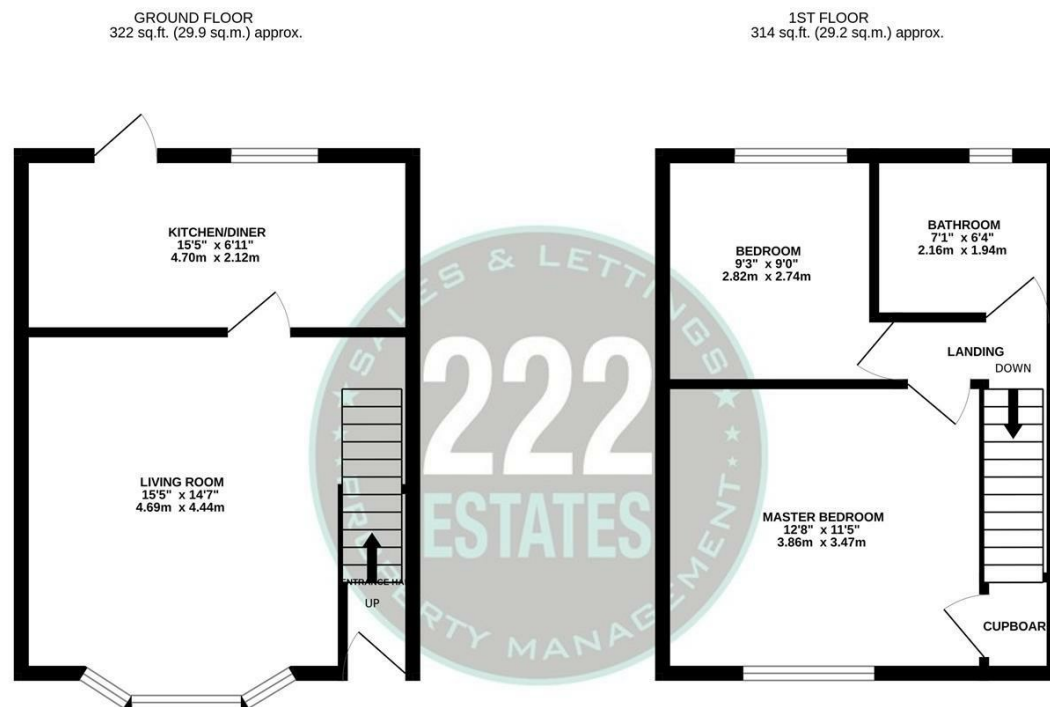
£165,000
LEASEHOLD

Welcome to West Avenue in Warrington, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home in a sought-after area. With no onward chain, this property is ready for you to move in and make it your own, having been freshly decorated throughout.

The house boasts a spacious bay fronted lounge, which serves as a perfect focal point with its inviting fireplace, creating a warm and welcoming atmosphere for relaxation and entertaining. The well-proportioned layout includes two bedrooms, providing ample space for a small family or individuals looking for extra room.

The property features a well-maintained bathroom and a garden fronted exterior, enhancing its curb appeal. The rear garden is a true highlight, offering a blend of paved areas and a lush lawn, ideal for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air.





TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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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	

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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