



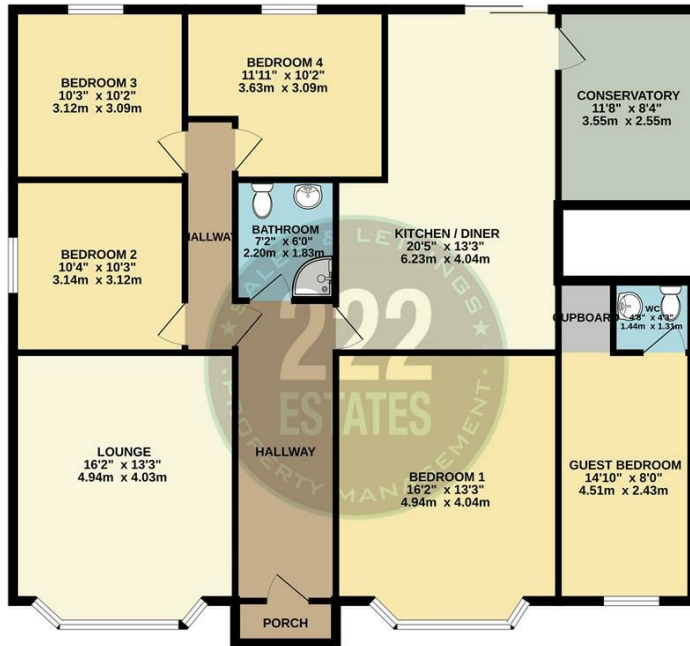
10 ELIZABETH DRIVE WARRINGTON, WA1 4JQ

£320,000
LEASEHOLD

Nestled on Elizabeth Drive in the desirable area of Padgate, Warrington, this charming detached bungalow presents an exceptional opportunity for those seeking a spacious and adaptable home. With 4 well-proportioned bedrooms and a versatile layout, this property is perfect for families, downsizers, or anyone looking to invest in a home with potential for personalisation.



GROUND FLOOR
1433 sq.ft. (133.1 sq.m.) approx.



4/5 BEDROOM BUNGALOW
TOTAL FLOOR AREA - 1433 sq.ft. (133.1 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 quantity 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			79
(55-68) D	63		
(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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