



16 SNOWBERRY CRESCENT WARRINGTON, WA5 1DA

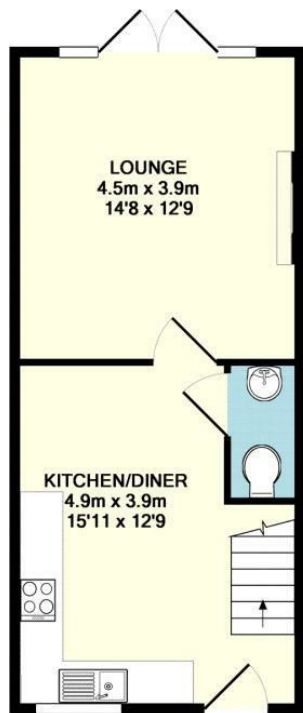
£264,000
LEASEHOLD

Offered with no onward chain and positioned on The Saxon Park Development, this charming three-storey townhouse on Snowberry Crescent, Warrington, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

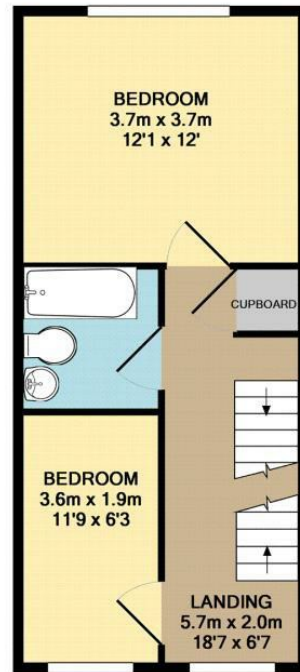
Upon entering, the knocked through kitchen diner offers a really good space and has recently been fitted with stylish units that enhance both functionality and aesthetics. The open-plan design creates a welcoming atmosphere, perfect for entertaining guests or enjoying family meals.

The generous master bedroom, located on the second floor, boasts ample wardrobe space and an en suite shower room, providing a private retreat for relaxation. The additional bedrooms are equally inviting, ensuring comfort for all occupants.

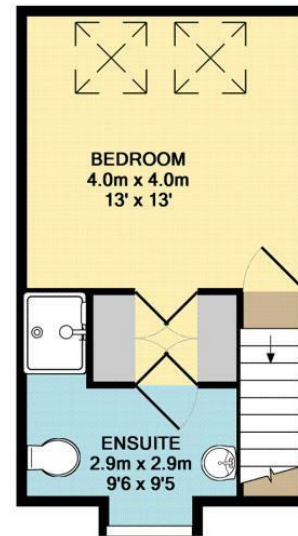




GROUND FLOOR
APPROX. FLOOR
AREA 37.3 SQ.M.
(401 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.3 SQ.M.
(401 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.4 SQ.M.
(305 SQ.FT.)

TOTAL APPROX. FLOOR AREA 102.9 SQ.M. (1108 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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