



22 PERRINS ROAD

WARRINGTON, WA5 4PZ

£120,000
LEASEHOLD

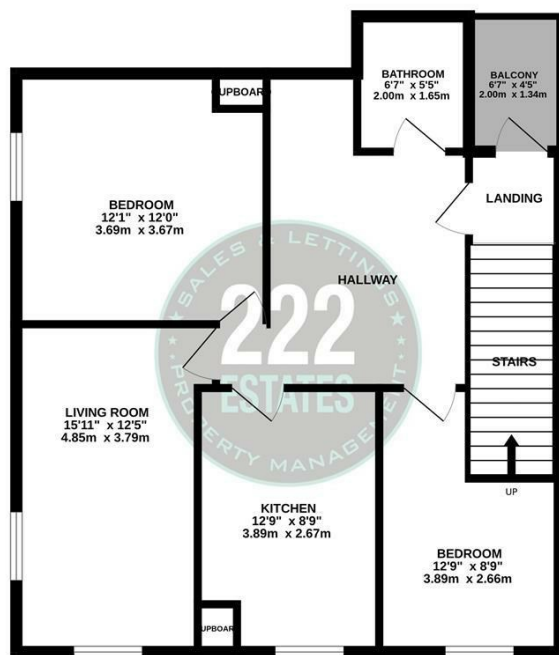
Nestled in the tranquil village of Burtonwood, Warrington, this charming first-floor flat on Perrins Road offers a delightful living experience. With a generous layout that surpasses many new build apartments, this property is designed for comfort and convenience.

The flat features a spacious reception room, perfect for relaxation or entertaining guests. Two well-proportioned double bedrooms provide ample space for rest and privacy, making it an ideal choice for couples, small families, or individuals seeking extra room. The bathroom is thoughtfully designed to cater to your daily needs. There is also scope to further improve the property to the new owners taste.

One of the standout features of this property is the lovely garden at the front, offering a serene outdoor space to enjoy fresh air and sunshine. The flat is situated in a peaceful area, ensuring a quiet



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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 operation 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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