

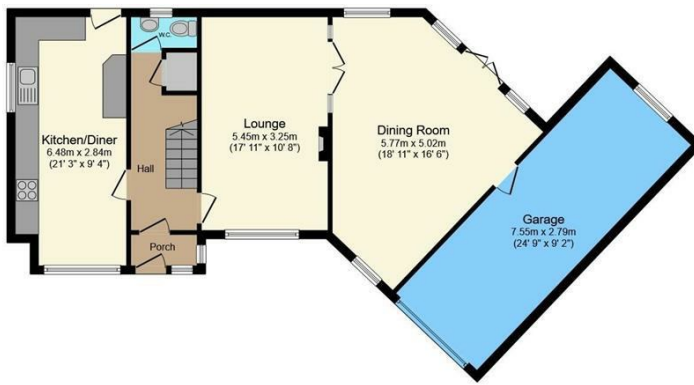


16 AVIEMORE DRIVE WARRINGTON, WA2 0TQ

£425,000
LEASEHOLD

Perfectly situated on the desirable Aviemore Drive in Fearnhead, Warrington, this immaculate four-bedroom detached family home is a true gem, perfect for those seeking comfort and convenience. The property is ideally situated close to excellent schools, a variety of amenities, and efficient transport links, making it an excellent choice for families.





Ground Floor



First Floor

Total floor area 185.8 sq.m. (2,000 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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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