



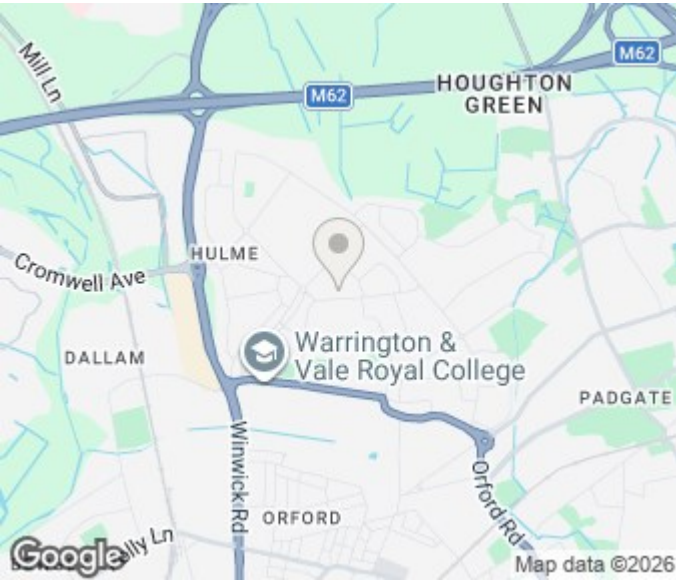
## 30 PATERDALE AVENUE

WARRINGTON, WA2 9NP

**£170,000**  
**FREEHOLD**

Offered with NO ONWARD CHAIN this three bedroom terraced property in a very popular residential area of Orford, Warrington. The generously sized home provides gardens to front and back and has fantastic living space internally. The family home is positioned in a very convenient location just a short drive from Warrington Town Centre as well as excellent M6 and M62 motorway links to Liverpool, Manchester and further afield.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	67	
(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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