



## 102 NEVILLE AVENUE WARRINGTON, WA2 9AY

£1,000 PCM

Situated in a quiet little road in the Orford area of Warrington, this beautifully presented three-bedroom semi-detached house offers a perfect blend of comfort and style, making it an ideal family home. The property boasts a delightful garden front, enhancing its curb appeal, while the rear garden, which is part paved and part lawned, provides an excellent space for summer barbecues and outdoor relaxation.

new home!





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	65		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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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