

Clive Avenue, Warrington, WA2 9NX

£285,000

Council Tax Band: C



Nestled in the charming area of Clive Avenue, Warrington, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Built in 1950, the property boasts a generous living space of 1,184 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The well-proportioned bedrooms provide ample space for relaxation, ensuring a restful retreat at the end of the day.

The property features a well-appointed bathroom, catering to the needs of modern living. The garden space, while not detailed in the facts, typically offers a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

Clive Avenue is situated in a desirable location, providing easy access to local amenities, schools, and transport links, making it a convenient choice for both commuting and leisure. This house presents a fantastic opportunity for those looking to settle in a friendly community with a rich history.

In summary, this charming home on Clive Avenue is a wonderful opportunity for anyone seeking a comfortable and spacious living environment in Warrington. With its classic design and practical layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.



The Hive Sankey Street, Warrington, WA1

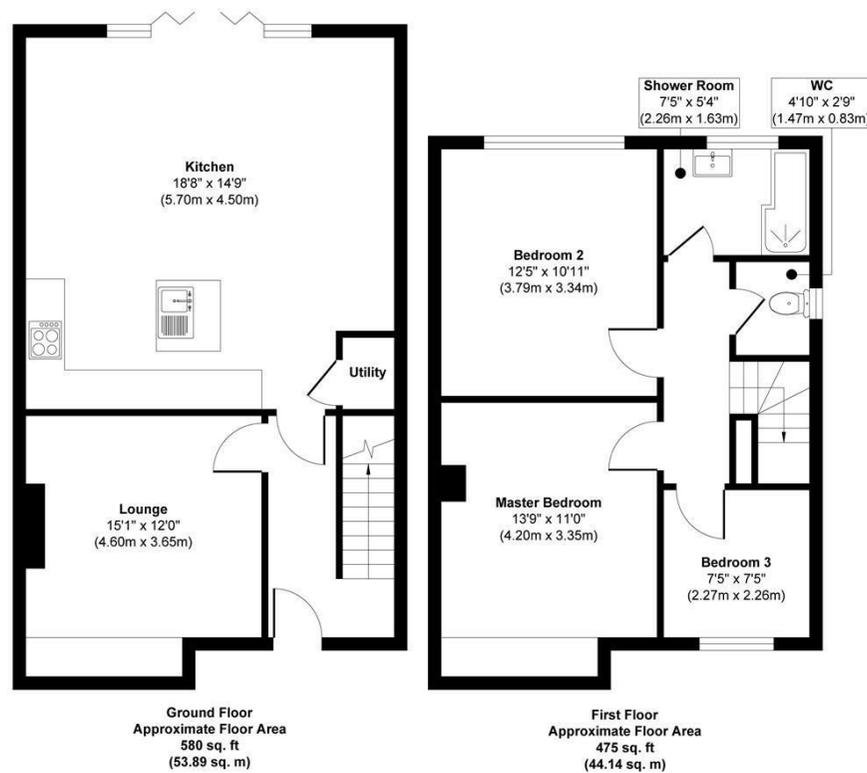
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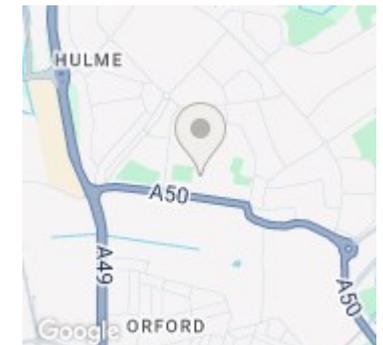
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28, Clive ave, WA2 9NX



Approx. Gross Internal Floor Area 1055 sq. ft / 98.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	