



**South Avenue
Warrington
Cheshire
WA2 8AS**

Offers in Excess of £152,000

bettermove

South Avenue Warrington

Bettermove are proud to present this 2 bedroom Semi-Detached House in Warrington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and detached garage. The council tax band is A.

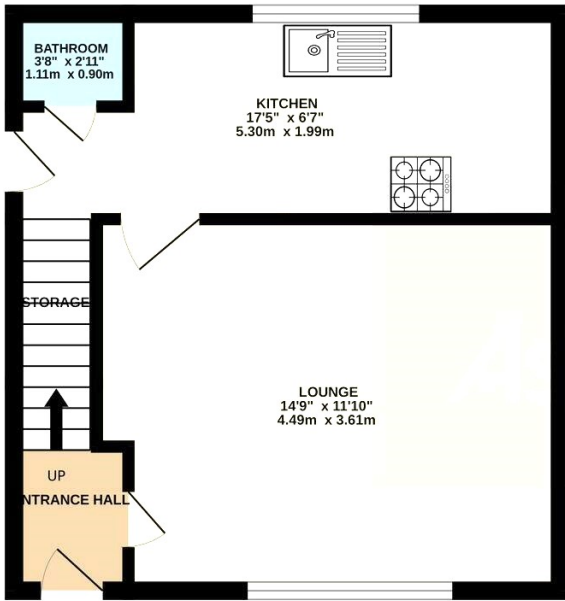
The interior of this well presented property comprises a spacious living room, the fitted kitchen and a convenient WC on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Warrington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Warrington Central Train Station, the M62, the M6 and many local bus routes providing easy access into Manchester and Liverpool.

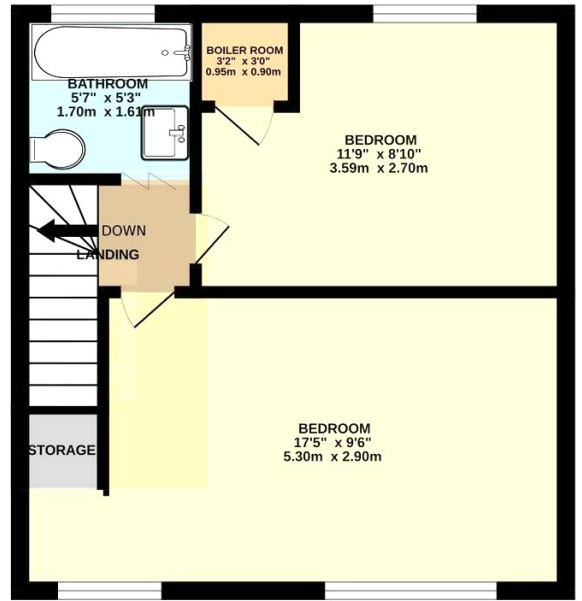
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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