



# Flers Avenue, Warrington

£330,000

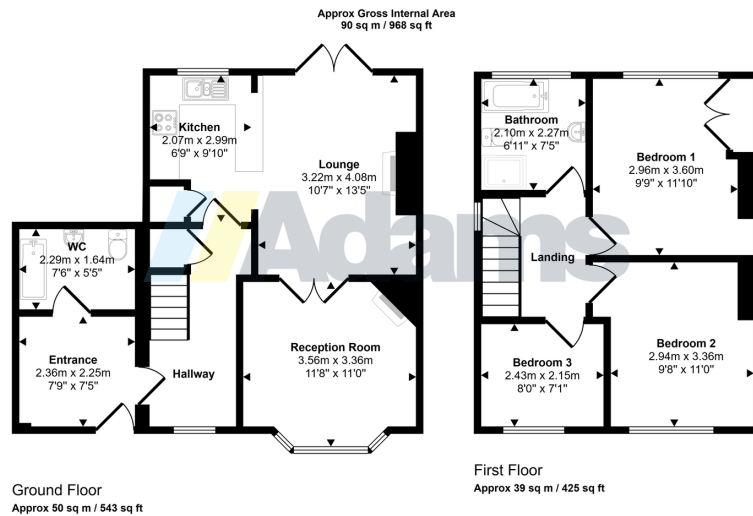
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- Three Bedroom
- Semi-Detached Home
- Impressive Plot
- Well Presented
- Utility Area and WC
- Spacious Throughout
- Cul-De-Sac Location
- Sought After Area
- Potential for Extending
- Viewing Advised



Nestled just off Wilderspool Causeway at the end of a highly sought-after no-through road, this beautifully extended post-war semi-detached home occupies an unusually generous plot.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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