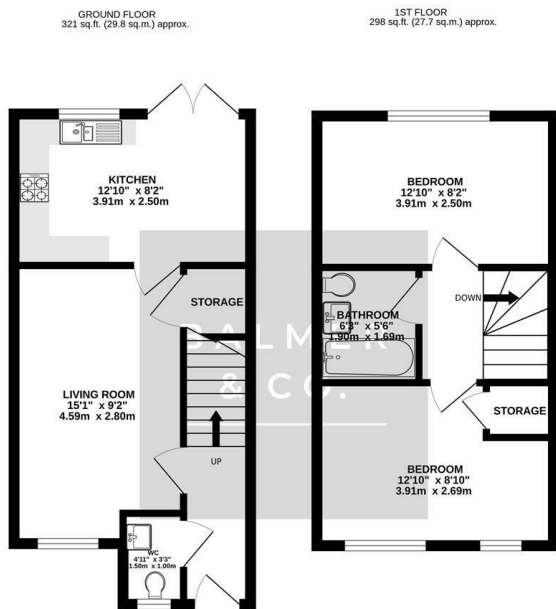


Glastonbury Avenue, Warrington, WA3 1ET  
£210,000



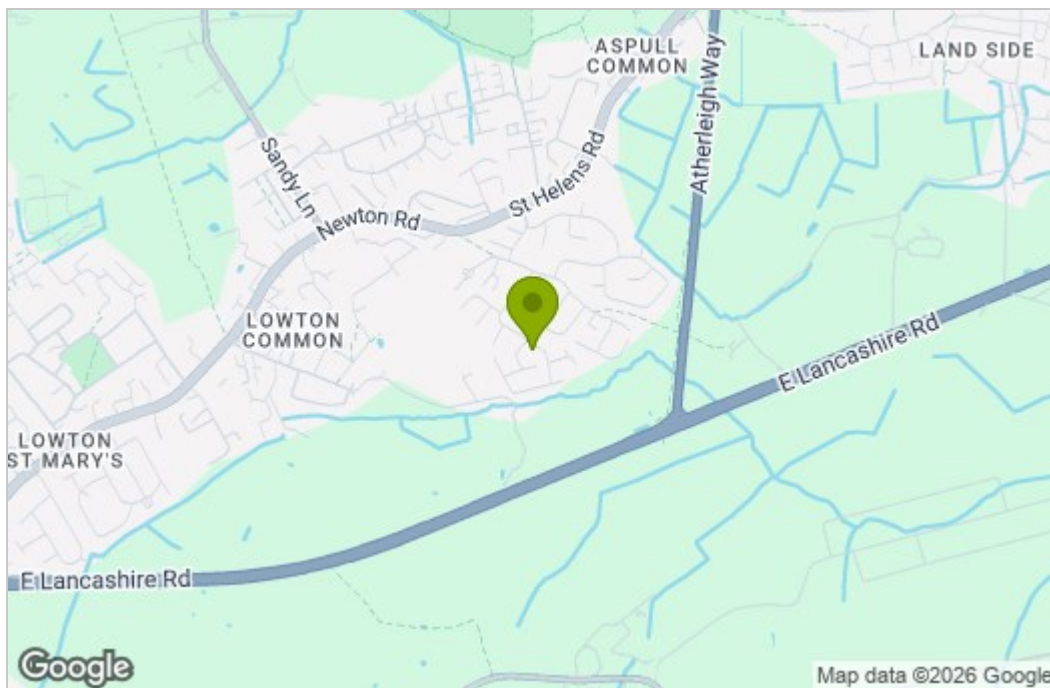
BALMER & CO in LEIGH are delighted to offer FOR SALE this modern two bedroom terraced property located on Glastonbury Drive, a popular and modern development in Lowton. Immaculately presented throughout this property is ready to move into and would make an ideal first time buy. The ground floor comprising in brief; entrance hallway with w.c, living room and a modern fitted kitchen/diner with patio doors leading out to the rear garden. To the first floor you'll find two double bedrooms, one with fitted wardrobes, and a three piece bathroom suite. Externally, the property has driveway parking for two vehicles to the front with an enclosed South/West facing garden to the rear. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

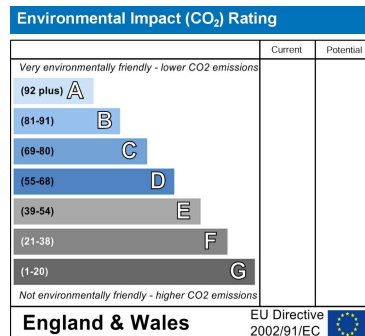
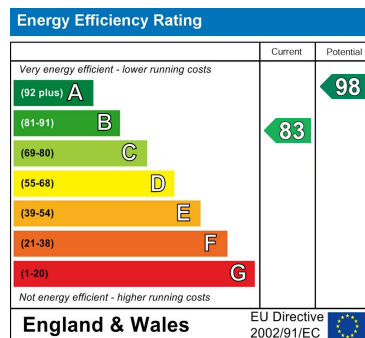


TOTAL FLOOR AREA: 619 sq. ft. (57.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify all measurements. The floor plan is illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.