

LOT  
76

2 Mitchell Avenue, Burtonwood, Warrington WA5 4JF

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached house benefitting from double glazing, central heating and large garden to the side and rear. The property is in need of a scheme of refurbishment works and would be suitable for occupation or investment purposes. There is potential to extend the property to the side and rear subject to any consents.

### Situated

Off Haley Road South which in turn is off Clay Lane in a popular and well established residential location close to local amenities, Wheatacre Woods and transport links. Approximately 16.5 miles from Liverpool city centre.

### Ground Floor

Hall, Open Plan Living Room/  
Dining Room, Kitchen, Utility  
Room

### Council Tax Band

B

### First Floor

Three Bedrooms, Bathroom,  
Separate WC

### Outside

Garden to the side and Rear.  
Driveway

### EPC Rating

D

