



**Oliver James**  
ESTATE AGENT



TheNegotiator  
*Towards 2025*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
**SILVER**

SCAN ME



BOOK A VIEWING

 **Oliver James**  
ESTATE AGENT

**16 Langton Green, Woolston**

Offers Over **£225,000**



## 16 Langton Green

Woolston, Warrington

Spacious 3/4-bed end terrace with 3 reception rooms, modern kitchen, utility, private garden, garage, and ample parking. Character features and flexible living spaces throughout.

Council Tax band: B

Tenure: Freehold

- Breakfast bar for casual dining
- Open plan kitchen and dining area
- Spacious living room with feature fireplace
- Exposed wooden beams (character features)
- Large private garden
- Decked patio area with outdoor seating
- Detached garage
- Off-road parking for multiple vehicles
- Utility room with appliances





**Lounge**  
12' 8" x 12' 9" (3.86m x 3.88m)

**Lounge**  
9' 1" x 8' 4" (2.76m x 2.54m)

**Snug/Office**  
6' 7" x 9' 8" (2.00m x 2.94m)

**Kitchen**  
11' 4" x 10' 0" (3.46m x 3.06m)

**Dining Room**  
10' 11" x 10' 0" (3.32m x 3.06m)

**WC**

**Utility Room**

**Bedroom 1**  
9' 1" x 12' 6" (2.76m x 3.82m)

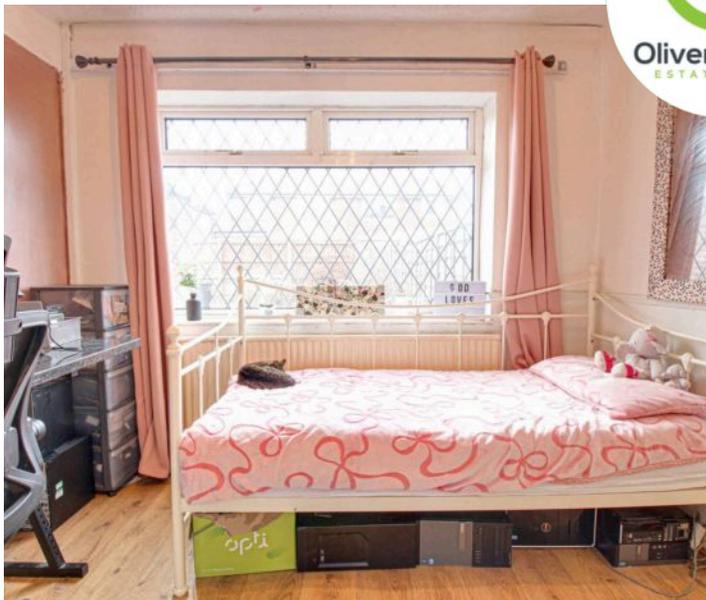
**Bedroom 2**  
12' 9" x 9' 7" (3.88m x 2.92m)

**Bedroom 3**  
8' 6" x 9' 2" (2.60m x 2.80m)

**Bathroom**  
5' 11" x 6' 3" (1.80m x 1.90m)



**Oliver James**  
ESTATE AGENT



**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces





Total Area: 104.7 m<sup>2</sup> ... 1127 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Oliver James**

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • [hello@oliverjames.co.uk](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)

