



## 15 GLOSSOP CLOSE

### WARRINGTON, WA1 2GS

**£260,000**  
**FREEHOLD**

222 Estates bring to the market this perfectly presented family home positioned in a quiet cul de sac within a very popular development. The property is a short drive from Warrington Town Centre as well as Latchford Village and within easy reach of excellent motorway links.

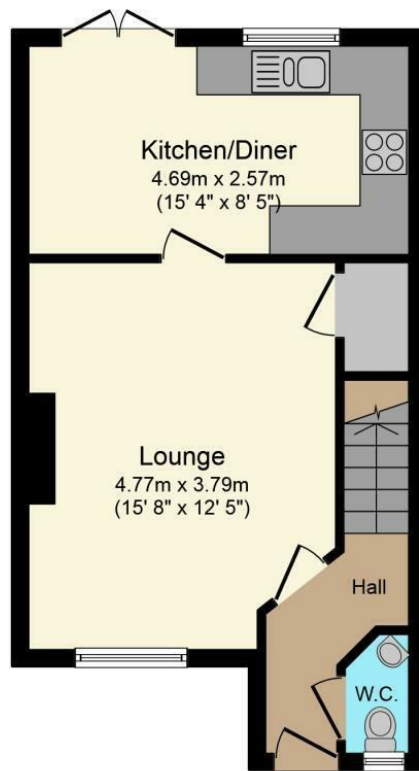
With a generously proportioned plot, this family home provides excellent features including driveway parking for two vehicles, detached garage as well as a beautifully landscaped rear garden. Hopefully the pictures can do some justice to this fabulous home - however viewings are highly recommended.

Internally the property briefly comprises; entrance hallway with downstairs WC. Light and spacious lounge to the front which leads onto modern kitchen/diner which in turn overlooks the superb rear garden. To the first floor there is a master bedroom to the front with en suite. Second and third bedroom a generous size along with family bathroom.

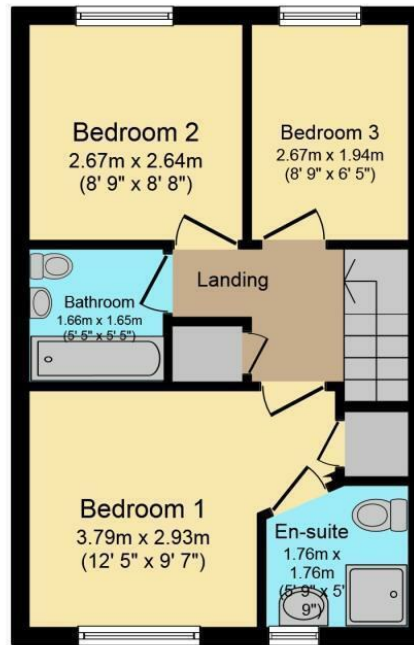
Please give 222 Estates a call to book a viewing straight away!







**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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>		
(55-68) <b>D</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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