



## 27 MILDENHALL CLOSE WARRINGTON, WA5 1ZD

**£280,000  
LEASEHOLD**

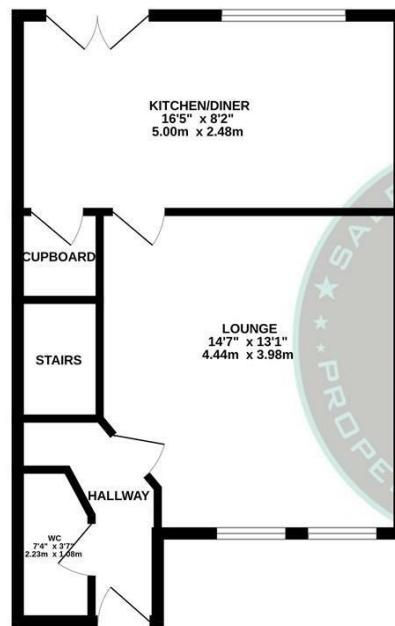
222 Estates bring to the market this wonderful corner plot town house positioned in a very popular area of Great Sankey, within walking distance to Warrington West Train Station. The property offers some fantastic features including parking for several vehicles to the front of the home, a beautifully landscaped rear garden as well as being immaculately presented throughout. It will make someone a fantastic family home.

Internally the briefly comprises; entrance hallway with downstairs WC. A light and spacious lounge to the front leading onto the modern kitchen/diner to the rear overlooking the part paved and part laid to lawn rear garden. To the first floor there are three generous bedrooms (master with en suite) as well as family bathroom. The property is tastefully decorated throughout, well maintained and offered with no onward chain.

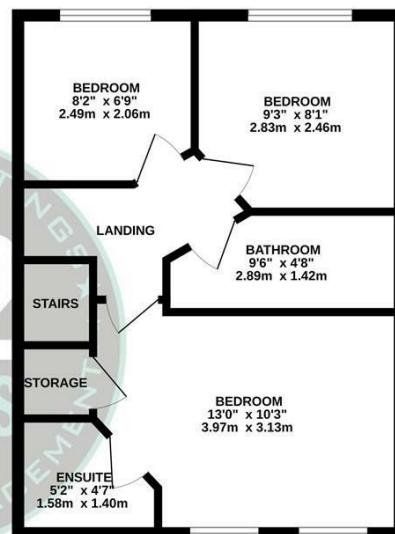
Please give 222 Estates a call to book a viewing straight away!



GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee is given to their operability or efficiency. No guarantee is given.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 72        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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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