

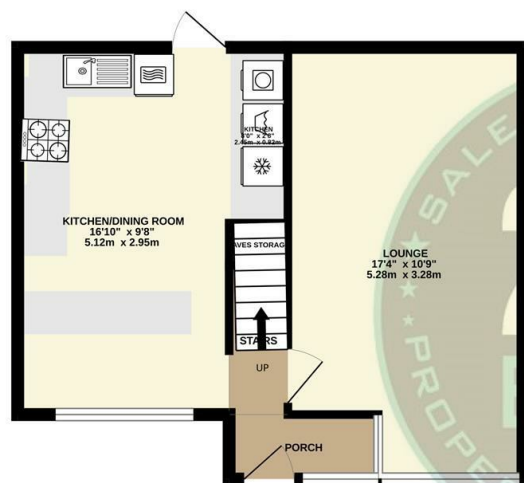
17 DARNAWAY CLOSE WARRINGTON, WA3 6TR

£280,000
FREEHOLD

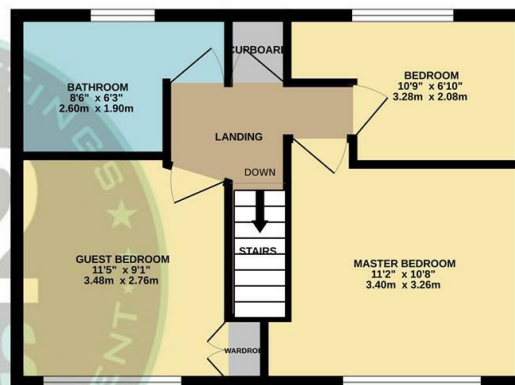
222 Estates Ltd is delighted to present this beautifully presented 3-bedroom detached house located on Darnaway Close in the desirable Birchwood area of Warrington. Built in 1986, this property spans an impressive 872 square feet and offers a perfect blend of comfort and functionality, making it an ideal family home.



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 817 sq.ft. (75.9 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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