



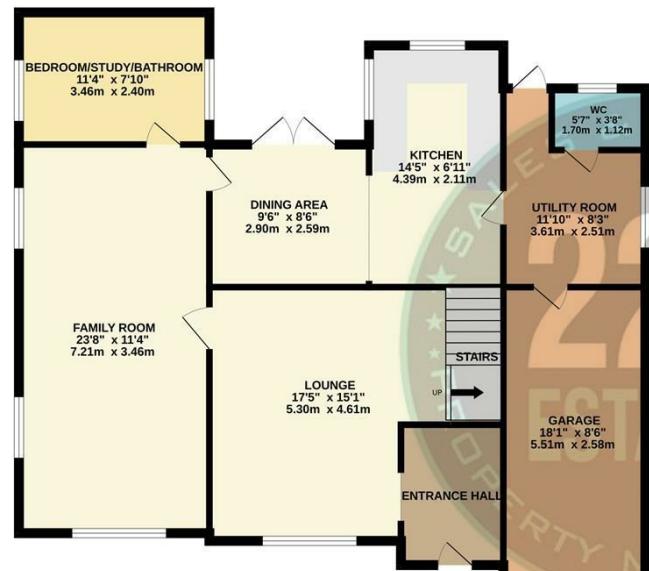
## 1 WARREN ROAD WARRINGTON, WA4 5AG

**£580,000  
FREEHOLD**

Perfectly situated on Warren Road near to the charming village of Appleton, Warrington, this impressive detached house offers a perfect blend of modern living and traditional comfort. Built in 1970 and thoughtfully extended by the current owner, this property boasts an expansive 1,432 square feet of well-designed living space, making it an ideal home for families or those seeking a spacious retreat.



GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



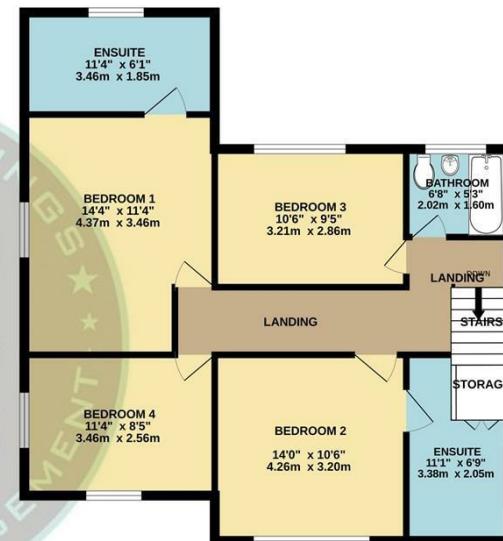
#### 5 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(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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