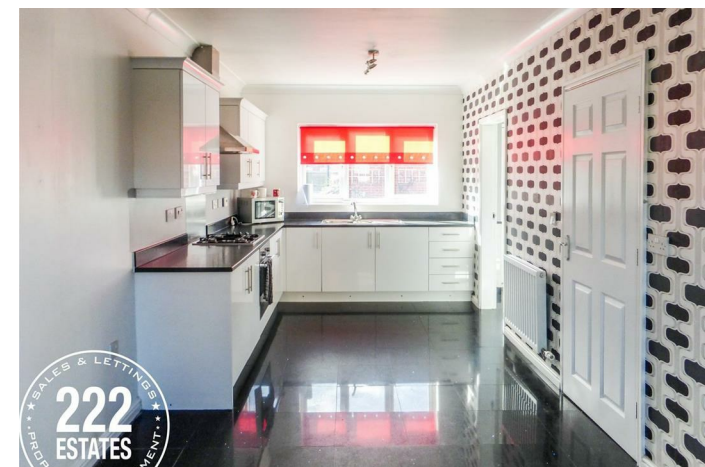




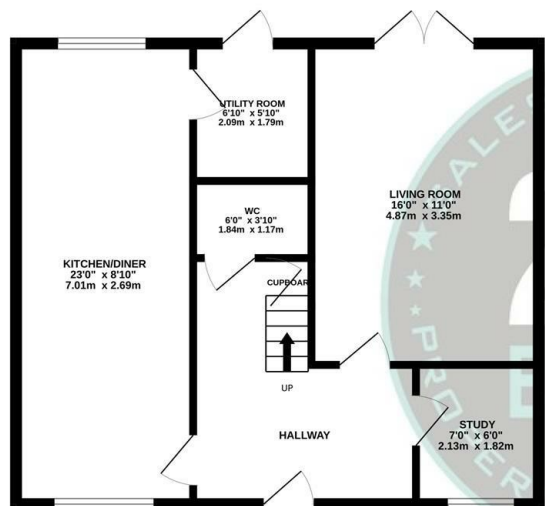
113 RYLANDS DRIVE WARRINGTON, WA2 7DY

£345,000
LEASEHOLD

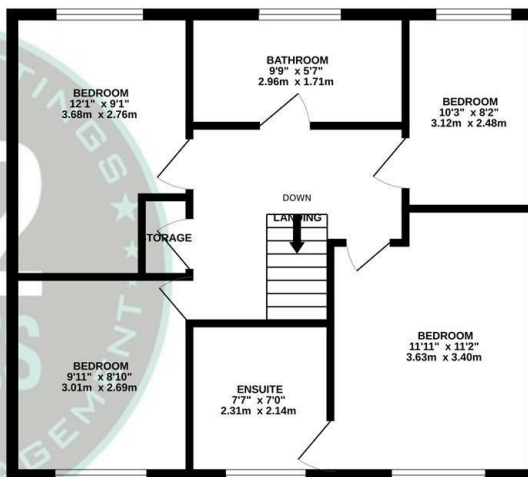
Perfectly resented in the charming suburb of Orford, Rylands Drive presents a stunning four-bedroom detached family home that epitomises modern living. This well-presented residence boasts a spacious lounge, perfect for family gatherings and entertaining guests. The modern fitted kitchen exudes a light and airy atmosphere, seamlessly connecting to the superb garden and patio area through double doors, making it an ideal space for outdoor enjoyment.



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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		90
(81-91) B		
(69-80) C	80	
(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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