



St. Marys Lane, Warmington  
**OIEO £325,000 Freehold**

**Sharman  
Quinney**



# Key Features



- \*\*\*SELLER WILL PAY STAMP DUTY FOR FIRST TIME BUYERS\*\*\*
- No Onward Chain
- Semi-detached House
- Kitchen/diner
- Three bedrooms

Briefly comprises entrance hall, cloaks w/c, lounge, kitchen/diner, first floor landing, three bedrooms with en-suite shower room to the principle bedroom and family bathroom. Outside there is off road parking, front and rear garden.



Lounge (8' 10" x 18' 03") 2.69m x 5.56m

Kitchen/Diner (16' 04" max. x 18' 02") 4.97m x 5.54m

Utility Room (4' 08" x 6' 11") 1.42m x 2.10m

Bedroom one (12' 05" x 9' 01") 3.78m x 2.76m

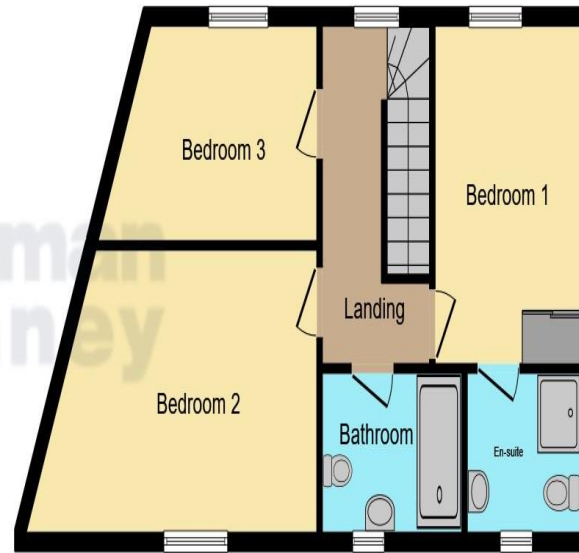
Bedroom two (17' 04" max. x 10' 01") 5.28m x 3.07m

Bedroom three (13' 0" max. x 7' 11") 3.96m x 2.41m





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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# Selling your property?

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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