



PHIPPS LANE
BURTONWOOD
WARRINGTON
WA5 4EZ

£230,000

FR
FRASER
REEVES

PHIPPS LANE, BURTONWOOD, WARRINGTON, WA5 4EZ

****NO ONWARD CHAIN** **RURAL VIEWS****
****GARAGE AND DRIVEWAY****

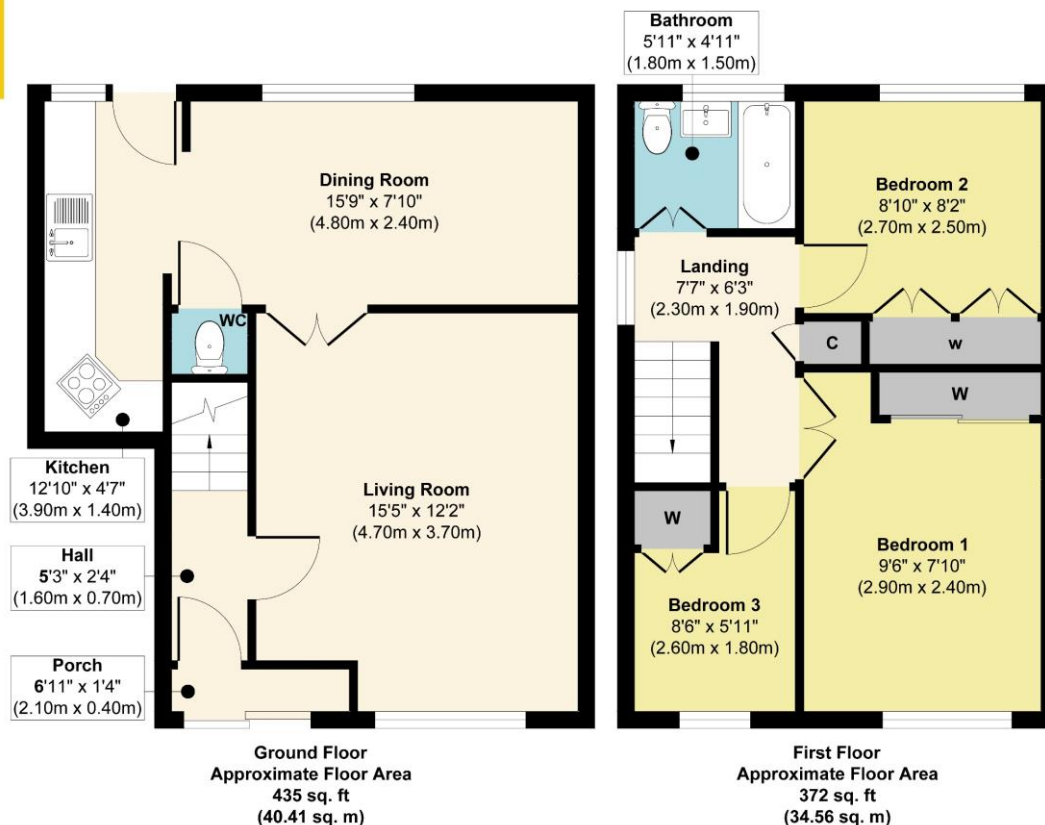
If You're Dreaming Of Living A Peaceful Life In The Countryside, This Semi-Rural Home Could Be Just What You've Been Waiting For. With Three Bedrooms, Two Receptions And Idyllic Field Views, Don't Miss Out On Your Opportunity To View This Family Home.

The property incorporates internal hallway, living room and dining room leading to kitchen on the ground floor, whilst the first floor offers three bedrooms and a family bathroom.

Externally, there are established and lawned gardens to the front and rear, in addition to a handy detached garage and long driveway, suitable for accommodating up to three vehicles







Approx. Gross Internal Floor Area 807 sq. ft / 74.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and Tile

Heating type: Gas Central Heating

Broadband: Standard 20mbps download, 1 mbps upload, Superfast not currently available,, Ultrafast not currently available.

Mobile Signal/Coverage: EE voice limited, data limited, Three voice likely, data limited, O2 voice likely, data limited.

Rights/Restrictions: Not Known

Flood Risk: flooding from surface water 'very low', flooding from rivers and sea is 'very low'

Local Authority:

Warrington Borough council

Council Tax:

Tax Band

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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