



5 Delenty Drive, Warrington, WA3 6AP

Prices from £390,000

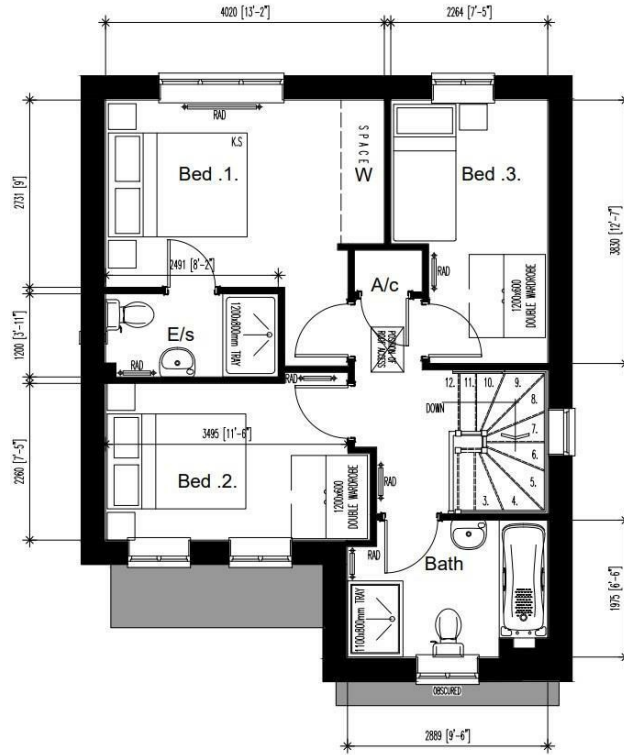
Completing this September

Located in a quiet residential suburb of Warrington, Birchwood Gardens is a luxury boutique development boasting a deceptively spacious and superbly designed three-bedroom detached house. Spread over two floors and extending up to 1182 square feet, the property is built to a high specification with careful attention to maximising space and natural lighting, all while providing an energy efficient home with five wireless thermostats installed.

As you enter the property, you are greeted by a brightly lit and welcoming hallway that leads to a contemporary kitchen, fully fitted and includes a range of high quality fixtures and fittings such as an electric oven, integrated microwave and dishwasher, high-end worktops, and a water-saving mixer tap.

The living area is generously sized and boasts large glass doors that seamlessly transition to the rear garden via a tiled outdoor patio. A convenient WC on the ground floor adds practicality for guests. Moving up to the first floor presents a generously-sized landing leading to two well-proportioned bedrooms and a superb bathroom with luxurious tiling throughout. The top floor houses a large master bedroom with its private ensuite bathroom that offers the needed privacy.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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