



OFFERS OVER

£650,000

Delph Lane

Warrington, WA4 6ST

PROPERTY SUMMARY

HIGH SPECIFICATION THROUGHOUT* SOUGHT AFTER LOCATION Nestled in the charming village of Moore, on Delph Lane, this exquisite fived bedroom detached home offers the perfect blend of modern living and family comfort. With five spacious bedrooms, each thoughtfully designed with integrated wardrobes this property is ideal for families seeking both space and functionality.

You will note when looking around this home, the absolute ATTENTION TO DETAIL the current homeowner has; providing a luxurious living experience. The heart of the home ensures open plan living with Kitchen, Dining Area and bi-fold doors leading through to the LANDSCAPED GARDEN.

The property also boasts a single garage, which presents an opportunity for conversion into an additional room, allowing for further personalisation to suit your family's needs; and the potential to add value to your home.

Set in the picturesque surroundings of Daresbury, this home offers a tranquil lifestyle while remaining conveniently close to local amenities and transport links. Whether you are looking for a peaceful retreat or a vibrant family home, this property is sure to impress. Don't miss the chance to make this stunning house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(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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