

## 39 RUNNYMEDE WARRINGTON, WA1 4BQ

£270,000  
FREEHOLD

222 Estates bring to the market this superb family home nestled in the highly sought-after area of Woolston, Warrington. This tastefully decorated house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

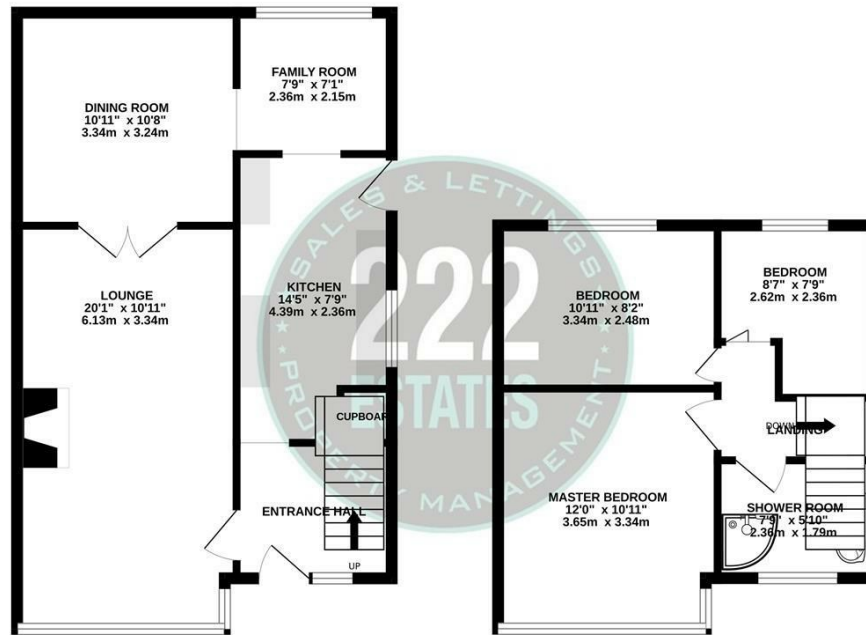
An extension to the rear ground floor enhances the living space, allowing for a more open and airy atmosphere. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The bathroom is conveniently located, catering to the needs of the household.

Outside, the low maintenance rear garden is a delightful retreat, ideal for enjoying sunny days or hosting barbecues with friends and family. The driveway parking adds to the convenience, making it



GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 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		
(81-91) B		
(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	

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