

## 17 DARNAWAY CLOSE

BIRCHWOOD, WA3 6TR


**£295,000**  
**FREEHOLD**

222 Estates Ltd is delighted to present this beautifully presented 3-bedroom detached house located on Darnaway Close in the desirable Birchwood area of Warrington. Built in 1986, this property spans an impressive 872 square feet and offers a perfect blend of comfort and functionality, making it an ideal family home.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(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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