



15 EAGLETHORPE  
WARMINGTON, PE8 6TJ

£325,000  
FREEHOLD

A modern detached house with versatile accommodation and generous garden with field view, set along a 'no-through lane' on the edge of a popular village.

**Woodford & Co.**  
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**Total Approx Gross Internal Floor Area = 114 sq/m (1227 sq/ft)**  
 FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		53	
(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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