



**TAYLORS GREEN**  
WARMINGTON, PE8 6TG

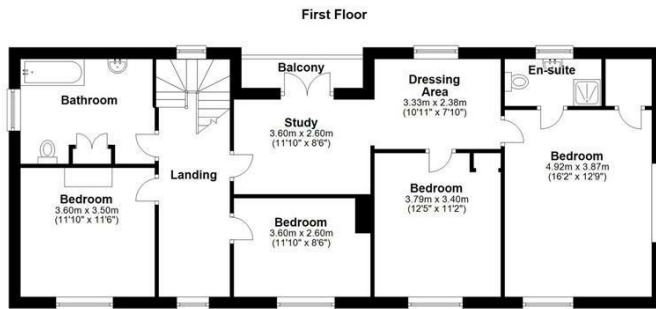
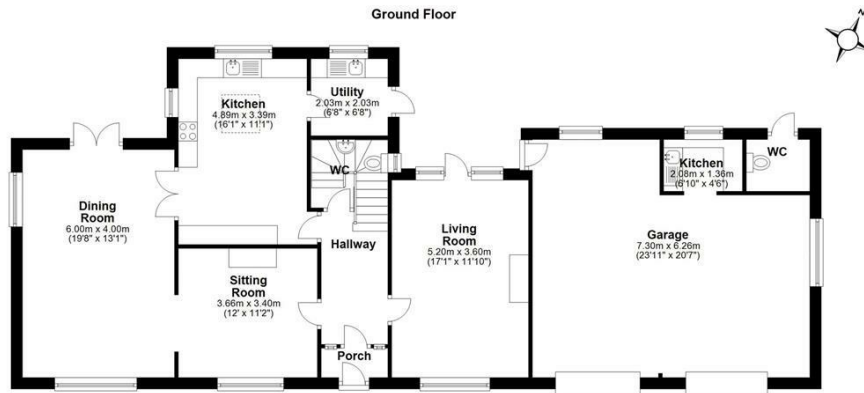
**£650,000**  
**FREEHOLD**

An extended 1930s family house, with versatile accommodation and delightful, organic, cottage gardens, in all about 0.35 acre, set in a semi-rural position on the edge of the village.

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**Total Approx Gross Internal Floor Area = 237 sq/m (2547 sq/ft)**  
**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

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