



**DECLAN
JAMES** ESTATE
AGENTS



17 Browning Drive, Winwick, Warrington, WA2 8XL

£599,950



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DONT MISS OUT ON THIS SPACIOUS EXECUTIVE DETACHED OVERLOOKING FIELDS ON AN EXCLUSIVE DEVELOPMENT. The property occupies a corner position and comprises a hallway, cloakroom/wc, large lounge with bay window overlooking the fields and double doors leading into the dining room and conservatory beyond. The refitted kitchen has quartz work tops, AEG double ovens and integrated appliances with access to a utility room. A galleried landing gives access to the master bedroom with bay window overlooking the fields, fitted wardrobes and refitted ensuite shower room. There are three further bedrooms with fitted wardrobes and a family bathroom. Externally there is a double width driveway leading to the double garage, landscaped garden to the front and side. At the rear is a larger than average rear garden with pergola, patio area and lawn with the benefit of not being overlooked.

Description



Situation



null

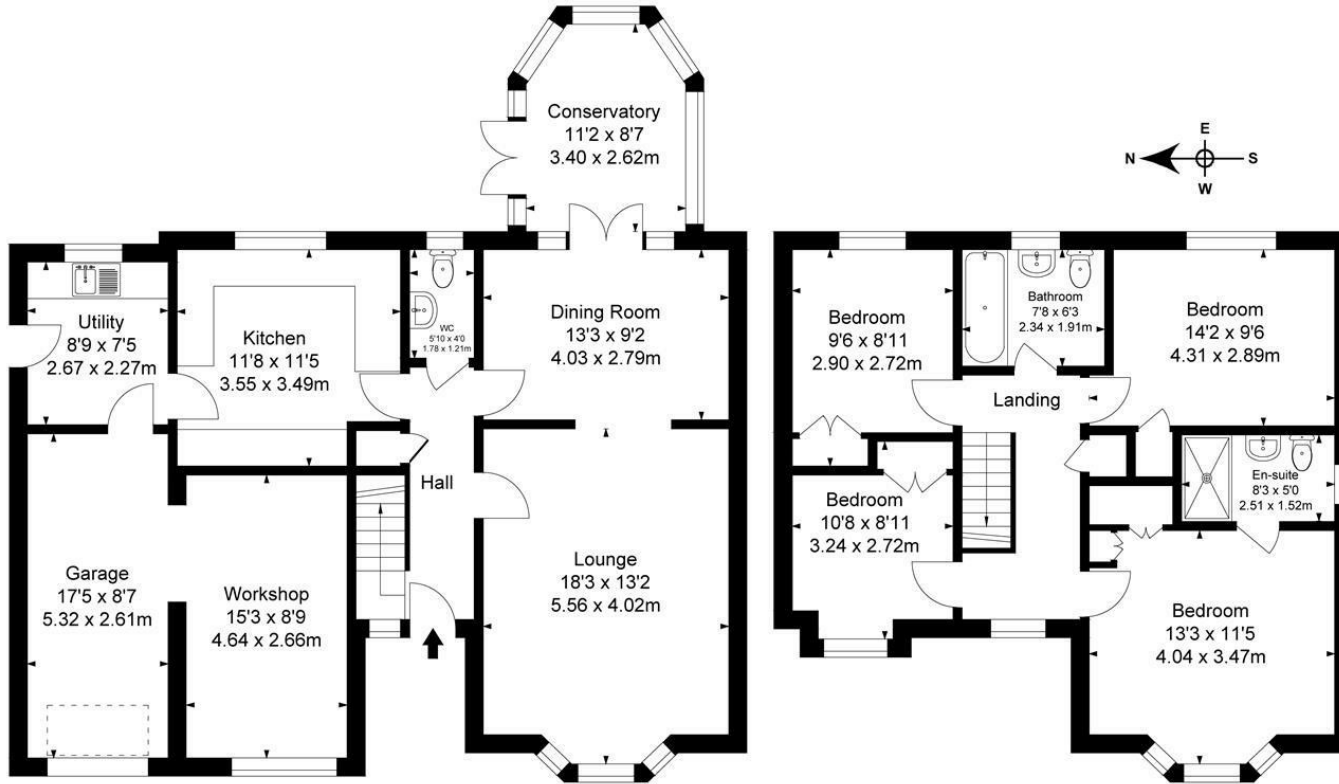
Council Tax Band: F

Available:

Floor Plans

Browning Drive, Winwick Park

Approximate Gross Internal Area :-
 Ground Floor :- 98.79 sq m / 1063 sq ft
 First Floor :- 62.81 sq m / 676 sq ft
 Total :- 161.61 sq m / 1739 sq ft

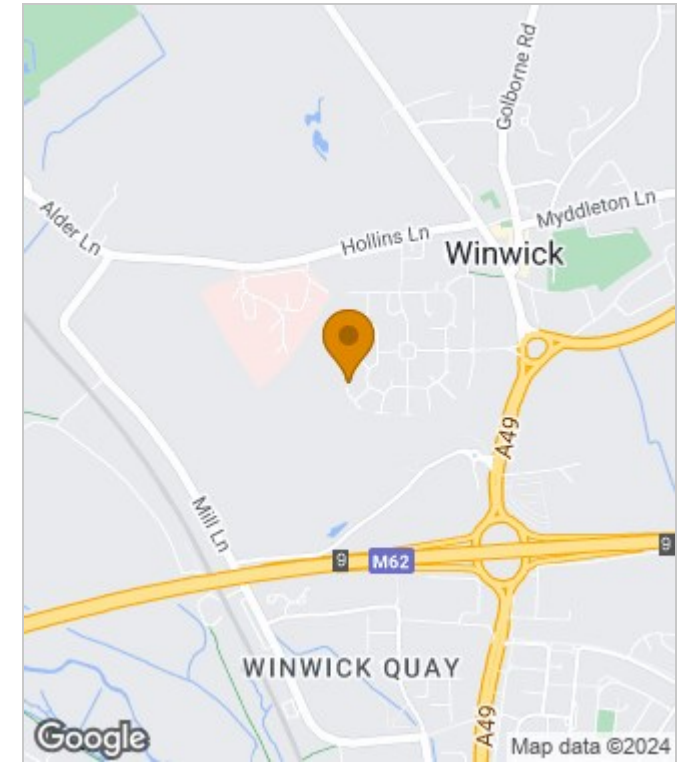


Ground Floor

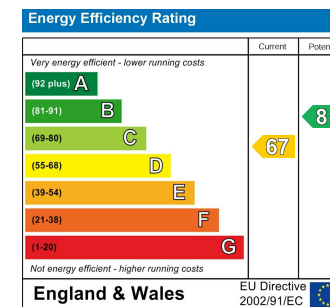
First Floor

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



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