

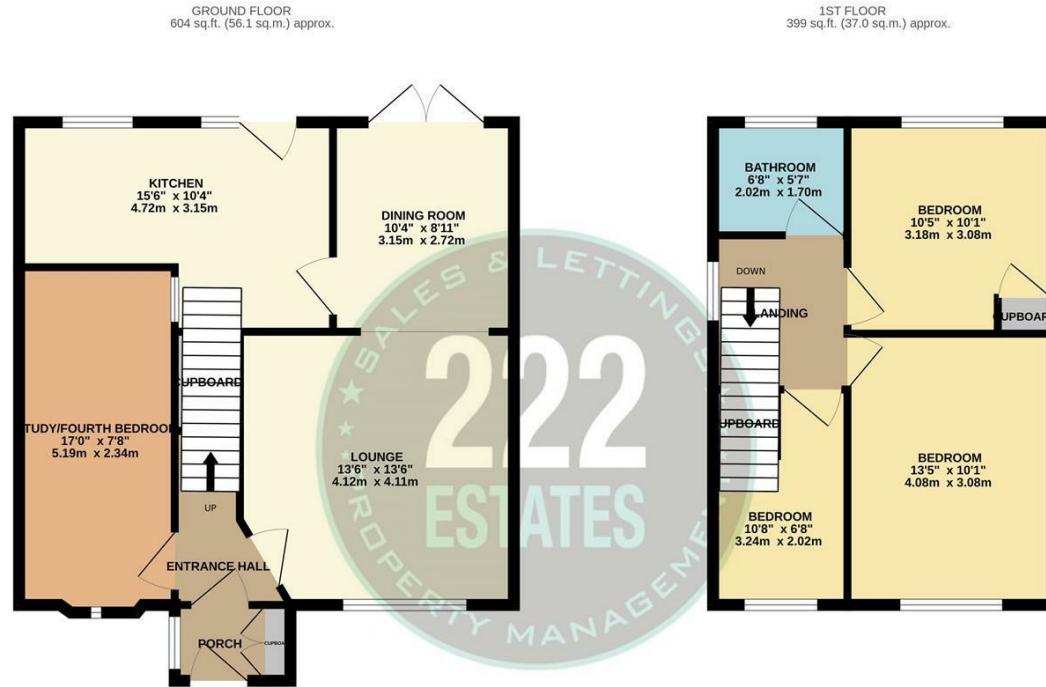


8 SHOREHAM DRIVE PENKETH WARRINGTON, WA5 2HY

**£315,000
FREEHOLD**

Perfectly situated in the desirable area of Shoreham Drive, Penketh, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With four bedrooms, this extended property offers ample space for comfortable living. The freehold title included in the sale adds to the appeal, providing peace of mind for prospective buyers.





4 BEDROOM SEMI

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. These details 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	71	71
(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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