



359 Manchester Road, Warrington, WA1 3LS

Offers Over £500,000



**STAPLETON  
DERBY**

New to market, this home presents a very rare opportunity to buy a unique home in a hugely sought after location. Houses of this build style are so few and far between, it has been priced to reflect the upgrades required, and we have a lot of early interest so please do enquire early to avoid missing out!

Nestled on Manchester Road in the charming area of Paddington, this impressive detached house offers a remarkable opportunity for those seeking a spacious family home. With magnificent room sizes throughout, the property also boasts a generous plot that provides ample scope for future extensions, making it a perfect blank canvas for your dream home.

The residence features four very well-sized bedrooms, with the fifth bedroom perfect for a home office or young child's bedroom, ensuring plenty of space for family and guests. The split-level landing adds a touch of character, while the three reception rooms provide versatile living areas that can be tailored to your needs. The original flooring in the hallway adds a sense of history and charm to the property.

In addition to the main living areas, the house includes a cellar for extra storage, a detached tandem garage, and brick outbuildings, offering even more space for your belongings. The property overlooks the picturesque Bruche Park, providing a serene backdrop and a lovely outdoor space for relaxation.

Conveniently located close to local amenities and transport links, this home is ideal for families and professionals alike. With no onward chain, you can move in and start making memories right away. This property truly represents a unique opportunity to create a forever home in a desirable location. Don't miss your chance to view this exceptional house and envision the possibilities it holds.





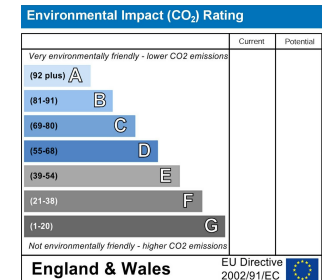
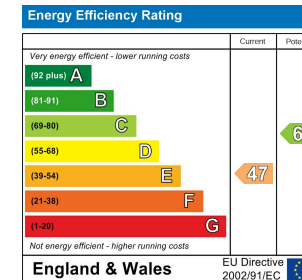
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We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.