

9 Spruce Close, Woolston

Warrington

£550,000

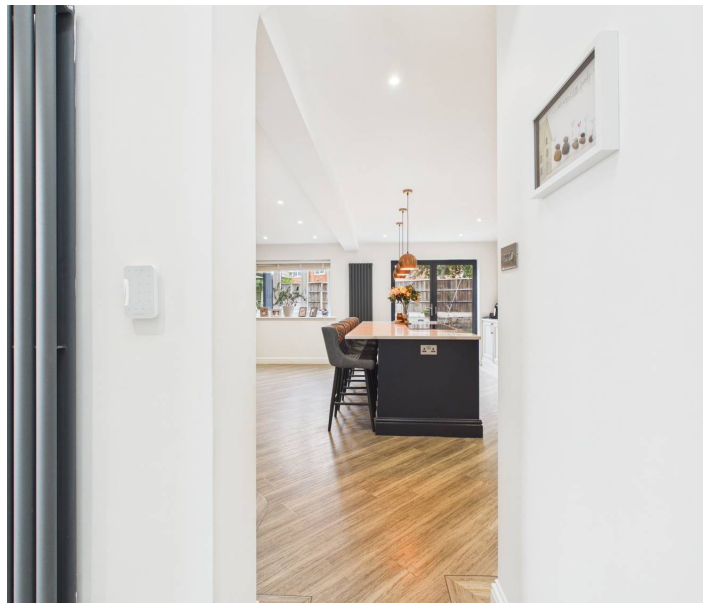
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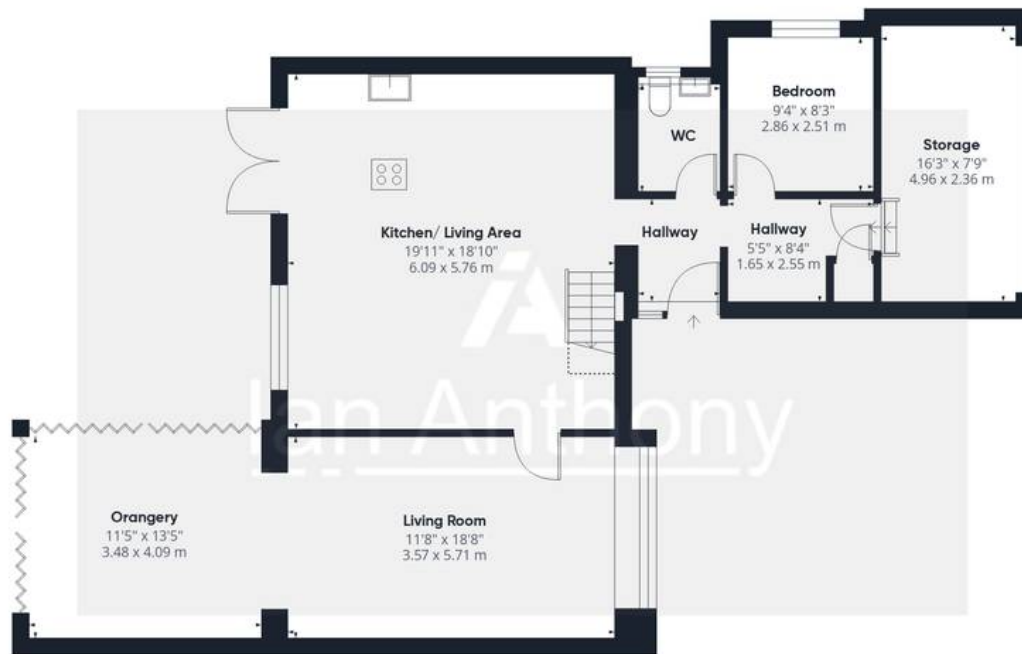
Impressive five-bedroom detached home with open-plan living, modern kitchen, orangery, air conditioning, landscaped garden, driveway parking and versatile ground-floor room. Must be viewed. Council Tax band: E

Tenure: Leasehold

- Impressive five-bedroom detached family home
- Desirable location on Spruce Close
- Stunning open-plan kitchen, dining and living space
- Impressive orangery with roof lantern and twin bi-fold doors
- Landscaped rear garden with patio, sleeper beds and artificial lawn
- Excellent family home finished to a high standard throughout







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1637 ft²

152 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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