



**10 Phipps Lane, Burtonwood, Warrington, WA5 4AJ**  
**Guide price £280,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

Phipps Lane enjoys the perfect balance of semi-rural charm and excellent connectivity. Burtonwood has a rich heritage, once home to the historic RAF Burtonwood, and today offers a welcoming community feel with local shops, pubs and everyday amenities close by. Families are well served by reputable local schools, while nearby Warrington provides a wider selection of retail and leisure facilities, including Golden Square Shopping Centre. For commuters, the property is ideally positioned with easy access to the M62 and M6 motorway networks, making travel to Manchester, Liverpool and beyond straightforward, while nearby green spaces such as Burtonwood Nature Park offer excellent opportunities for walking and outdoor recreation.

Built in 2022, this stylish three-bedroom semi-detached home is presented in superb condition throughout, offering modern, sleek living ready to move straight into. The ground floor features a bright open-plan living and dining area with bi-fold doors opening onto the rear garden, creating a fantastic indoor-outdoor flow, alongside a contemporary kitchen fitted with integrated oven, combination microwave/oven, gas hob, extractor, fridge/freezer and dishwasher. A convenient WC is located off the entrance hallway, and the entire ground floor benefits from the added comfort of underfloor heating. To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with its own en suite, plus a modern family bathroom with a three-piece suite and over-bath shower. Externally, the rear garden is mainly laid to lawn with a patio seating area and side gate access leading to the driveway, which provides off-road parking for two to three vehicles.

### Front

Tandem driveway for two/three

### GROUND FLOOR

#### Living/Dining Room 17'0" x 13'9" (5.2m x 4.2m)

Underfloor heating, Bi folds to garden, LVT flooring, painted walls

#### Kitchen 11'9" x 8'2" (3.6m x 2.5m)

Under floor heating, wall mounted and base units, integrated oven, microwave/oven, gas hob, extractor, fridge/freezer, dishwasher, tiled and painted walls

#### Cloaks/WC 6'10" x 3'3" (2.1m x 1m)

Tiled floor, underfloor heating, toilet, sink, window to front, painted walls

### FIRST FLOOR

#### Bedroom 12'1" x 10'9" (3.7m x 3.3m)

Rear facing, window to rear, LVT flooring, painted walls, radiator, door to en suite.

#### En Suite 9'2" x 4'3" (2.8m x 1.3m)

Shower, sink, toilet, tiled floor and walls, heated towel rail, window to rear, wall mounted storage.

#### Bedroom 11'1" x 8'6" (3.4m x 2.6m)

Front facing, window to front, LVT flooring, radiator, painted walls

#### Bedroom 10'2" x 9'10" (3.1m x 3m)

Front facing, LVT flooring, window to front, painted walls, radiator, storage over stairs

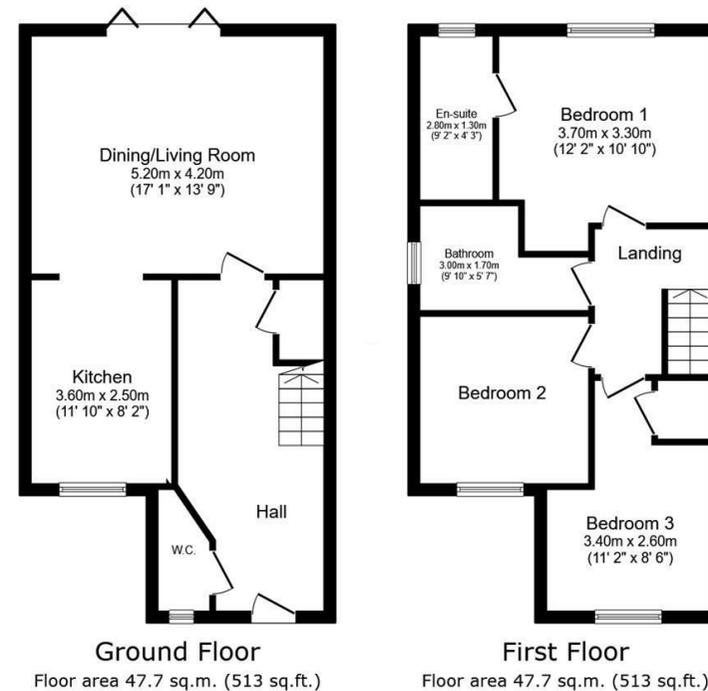
#### Bathroom 9'10" x 5'6" (3m x 1.7m)

Three piece suite with over bath shower, tiled walls, LVT flooring, heated towel rail, window to side

### Landing

### Rear

Lawn, patio, wood fence borders, side gate access.



Total floor area: 95.4 sq.m. (1,027 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

PROPERTY  
PERSPECTIVE