



50 Holywell Drive, Warrington

Offers Over £300,000

Miller Metcalfe
Every step of the way

50 Holywell Drive

Warrington, Warrington

CHAIN FREE *** FREEHOLD

This modern semi-detached townhouse, arranged over three floors, offers an excellent blend of style, space, and versatility, making it ideal for families and professionals alike. Boasting four well-proportioned bedrooms, the property provides flexible accommodation suited to a variety of lifestyles.

The accommodation briefly comprises an inviting entrance hallway leading to one of the four bedrooms, alongside a contemporary fitted kitchen/diner complete with a range of wall and base units, gas hob, fridge freezer, microwave, and space for both a washing machine and dishwasher.

To the first floor, there is a further generous double bedroom, a spacious family lounge, and a modern family bathroom fitted with a shower, WC, and wash basin. The top floor hosts two additional bedrooms, including a superb principal bedroom benefitting from an en-suite shower room with shower, WC, and wash basin.

Externally, the property benefits from driveway parking for two vehicles, providing both convenience and security. To the rear, the enclosed garden is mainly laid to lawn (artificial grass) with a lovely patio area great for the summer evenings.

Finished to a high standard throughout, the property is ideally situated within close proximity to Warrington town centre, offering easy access to an excellent range of shopping, dining, and leisure facilities. Excellent transport links and nearby train stations provide direct routes to Manchester and Liverpool, making this an ideal location for commuters.

This superb home presents an outstanding opportunity for those seeking modern living in a convenient and well-connected location. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Council Tax band: D

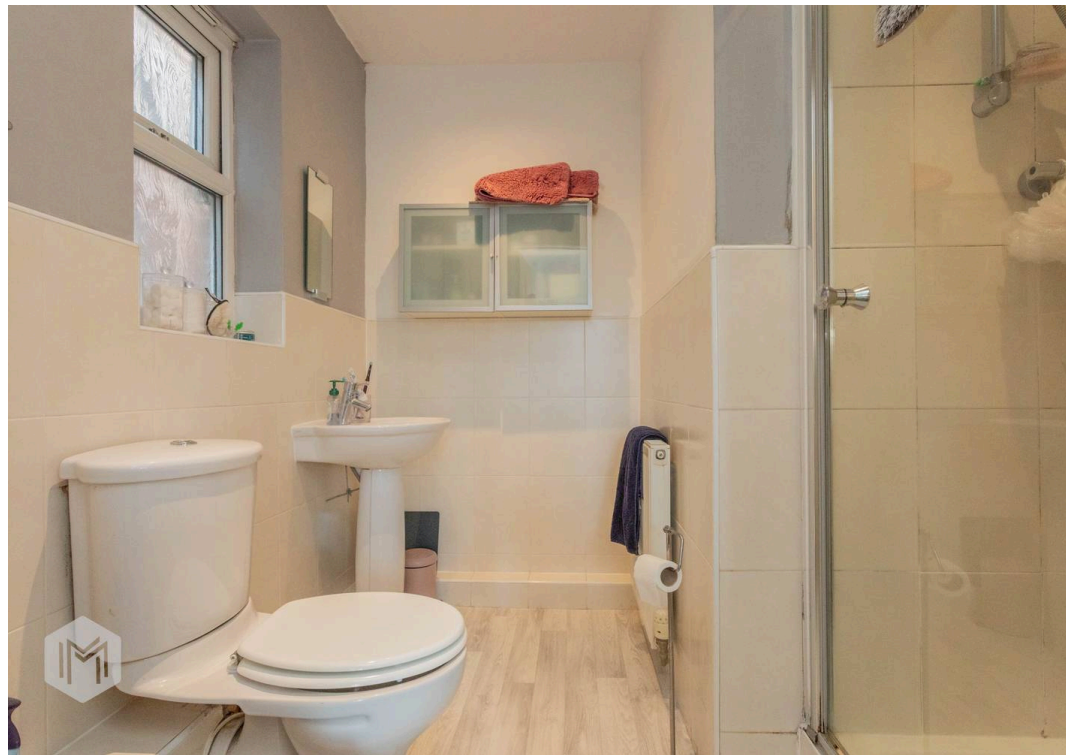
Tenure: Freehold

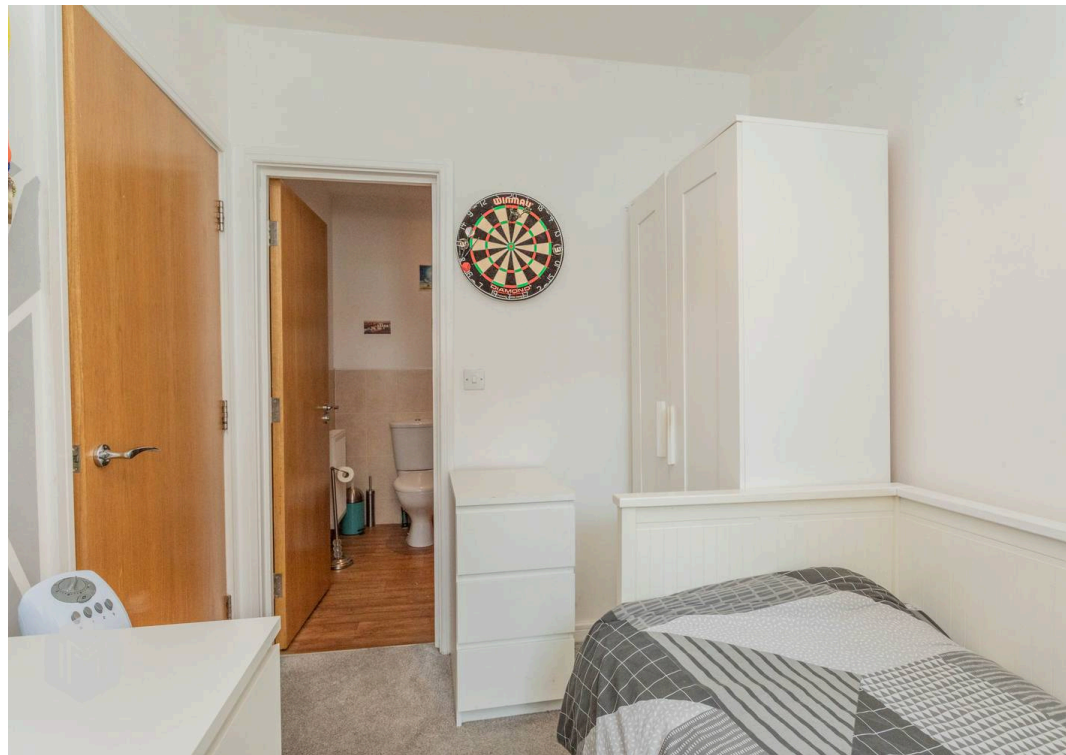
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

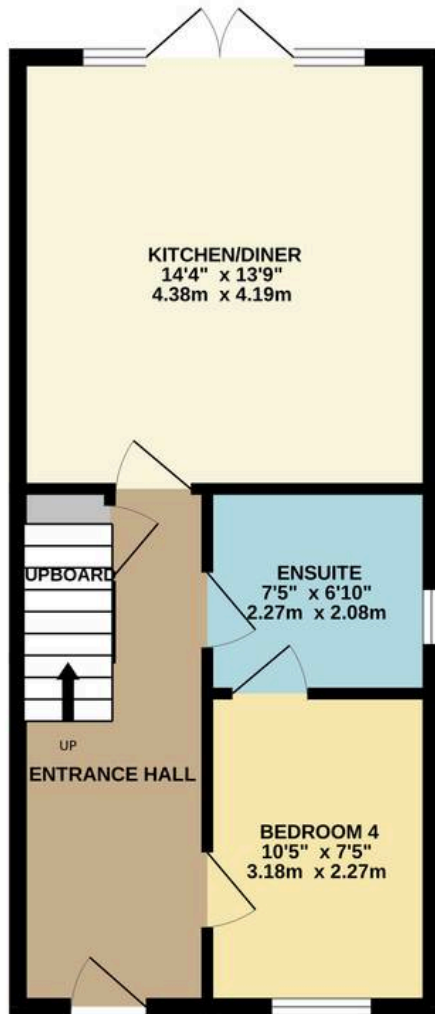




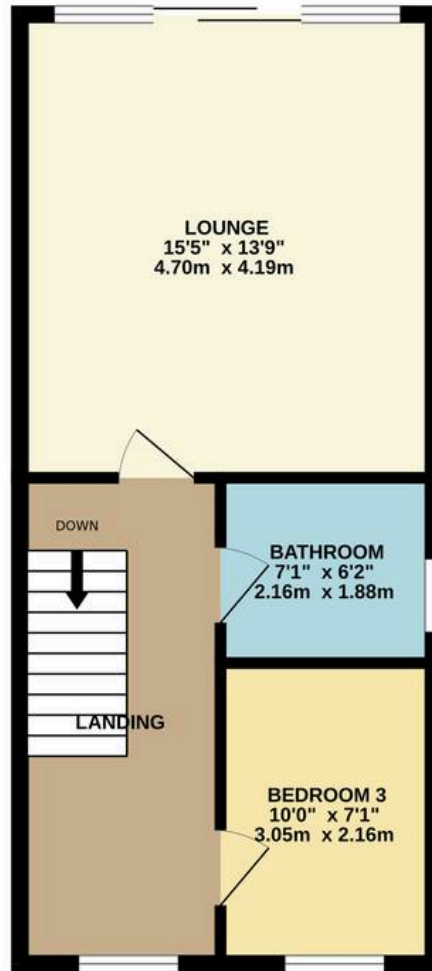




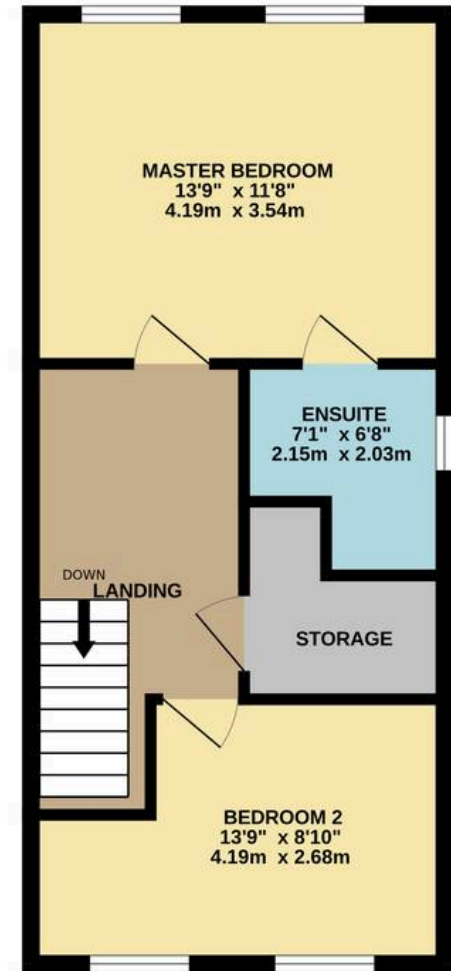
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is 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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