



50 Holywell Drive, Warrington

Offers in Region of £270,000

Miller Metcalfe
Every step of the way

50 Holywell Drive

Warrington

Offered to the market with no onward chain and FREEHOLD, this impressive four-bedroom townhouse is situated on the sought-after Holywell Drive development, just a short walk from Warrington town centre. Arranged over three spacious floors, the property offers versatile accommodation ideally suited to growing families, professionals, or those looking for flexible living and home-working space. The accommodation begins with a welcoming entrance hallway leading to a stylish fitted kitchen/dining room, complete with a range of modern wall and base units, generous worktop space and integrated-style appliances. With ample room for a family dining table and direct access to the rear garden, this bright and sociable space is perfect for both everyday living and entertaining. A convenient ground floor WC completes the accommodation on this level.

The first floor is home to a generous lounge, beautifully presented in neutral décor and flooded with natural light, creating a comfortable space to relax. Also on this floor is one of the well-proportioned bedrooms, offering flexibility as a guest bedroom, nursery or home office.

Across the upper floors are four well-sized bedrooms, all offering excellent versatility to suit a variety of lifestyles. The spacious principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a white three-piece suite. The top floor also provides an excellent space for those working from home or requiring additional guest accommodation.

Externally, the property enjoys a private enclosed rear garden, mainly laid to lawn with a paved patio area, providing the ideal setting for outdoor dining, entertaining or simply relaxing. To the front, the property overlooks an attractive modern development and benefits from allocated parking for two vehicles.

Combining generous accommodation, flexible living space, excellent commuter links and a prime location close to the town centre, this superb chain-free home presents an outstanding opportunity for a wide range of buyers.

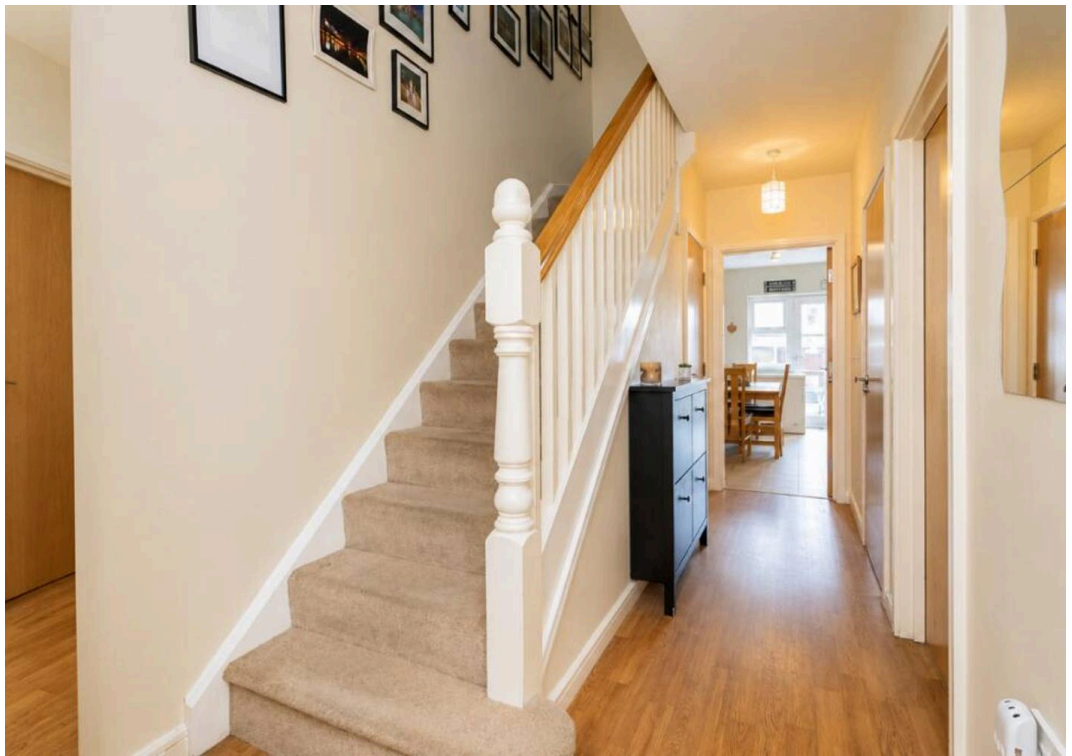
Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Estate Management Charge: Approximately £250 per annum

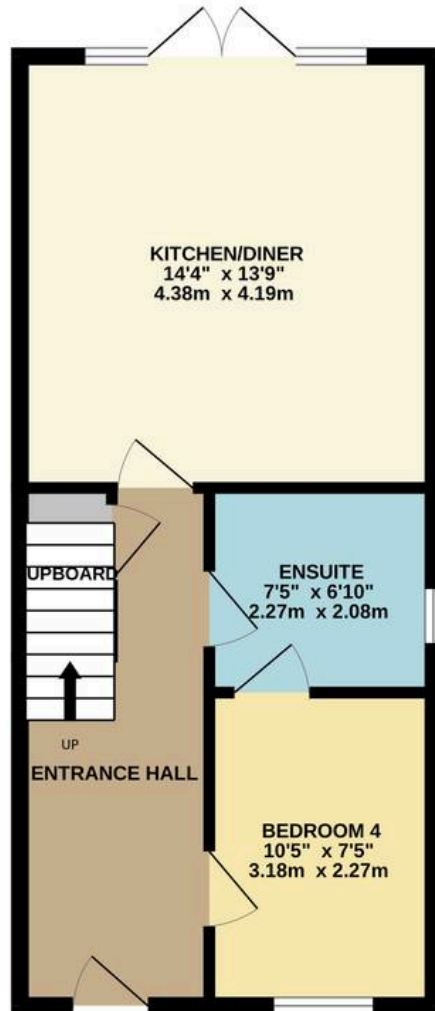




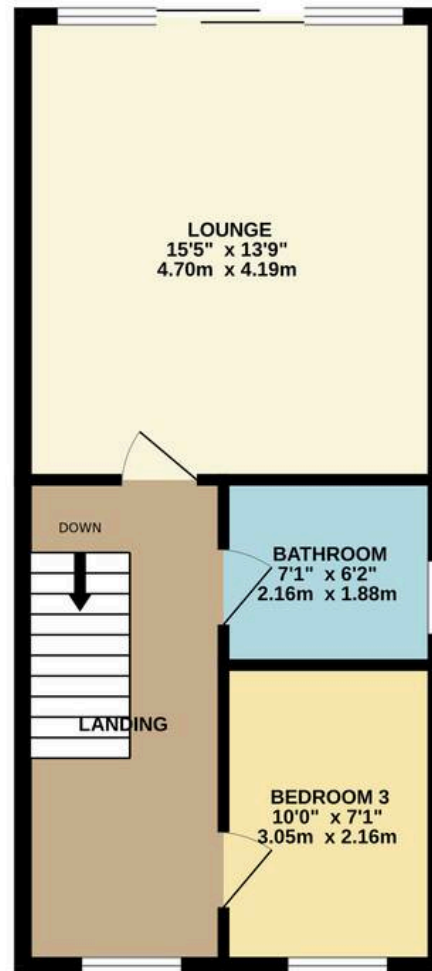




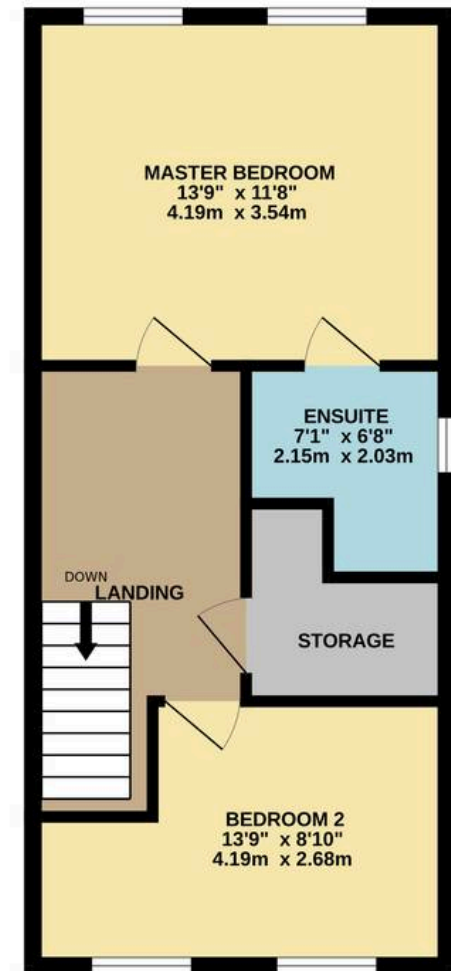
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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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Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

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