



5 HOLYWELL DRIVE WA1 2GE

£295,000
LEASEHOLD

Offered with no onward chain. 222 Estates are pleased to bring to the sales market this perfectly presented 4 bedroom 3 storey town house in a particularly favourable location, close to town centre but with a suburban feel.

Complimented with a great well proportioned living room & Two Double Glazed Windows Allowing Lots Of Natural Light. Open Plan living with the Kitchen flowing on from the lounge to the rear including Fridge & Freezer and oven/hob With Door Leading To Rear Garden. Separate Utility Room With space for a washing machine and dryer, Downstairs W/C. First Floor - Excellent Size Double Bedroom To Front Of Property. Third Double Bedroom Fourth double bedroom. Family bathroom with White Three Piece Suite & Separate Shower Cubicle which is accessed either via the hallway or the double bedroom to the front. Second Floor - Amazing Master Bedroom With Velux Windows giving lots of light & Impressive Dressing Room Area* Fabulous En-Suite With Shower Cubicle. Off Road Parking To Front Of Property and visitor parking adjacent. Gas Central Heating. ** PLEASE CALL OUR OFFICE TO ARRANGE A VIEWING**

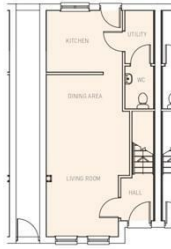


THE KENDAL
4 BEDROOM TERRACED HOUSE
1448 SQFT PLOTS 125, 129

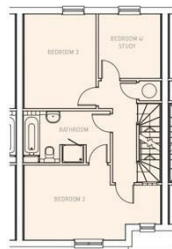
TRINITY GREEN

HOUSES PHASE ONE

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Living/Dining Area	6.85m x 3.51m	22'6" x 11'6" Max
Kitchen	3.21m x 2.66m	10'6" x 8'6" Max

FIRST FLOOR

Bedroom 2	2.17m x 5.76m	10'5" x 18'11"
Bedroom 3	2.99m x 3.02m	13'7" x 9'11"
Bedroom 4/Study	2.72m x 2.41m	8'11" x 8'7"
Bathroom	3.63m x 2.18m	11'11" x 7'2"

SECOND FLOOR

Bedroom 1	5.76m x 5.53m	18'11" x 18'2"
En-suite	4.74m x 1.80m	15'6" x 5'11"

The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Please ask our Sales Consultants for detailed information. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties PLC reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Properties April 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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