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10 Bed Detached In Phipps Lane Burtonwood, Warrington, WA5 4HQ £450,000









SHORT DESCRIPTION

Property Ref: 17709 The property comprises a former church building and hall constructed circa 1906 occupying a site of approximately 0.1 ha or 0.25 acres. The building fronts onto Phipps Lane and is bounded by agricultural land to the rear. The existing buildings have a gross internal area of approximately 308 sq m or 3,314 sq ft. The property is located in Burtonwood, a village approximately 5-miles north-west of Warrington. Local amenities include a modern Co-op supermarket, Post Office, three doctors surgeries, pharmacy, pub, café, fish & chip shop, barbers, primary school and children's nursery. By road, Burtonwood is well placed being approximately 4 miles from Junction 9 of the M62 providing east-west access to Liverpool and Manchester and approximately 4.5 miles from Junction 22 of the M6 which provides north-south access to Preston, Lancaster, Carlisle and Scotland to the North and Birmingham and London to the South. The nearest railway station is at Newton-le-Willows approximately 4.5 miles away which provides commuter rail services to both Liverpool and Manchester together with connecting services to all mainline stations. Property Type: Detached Full selling price: £450000.00 Pricing Options: Offers Over Tenure: Freehold Measurement: 0.25 Acre Outside Space: Rear Garden Parking: Driveway Heating Type: Central Chain Sale or Chain Free: Chain free ----------

10
Bed Room(s)

10
Bath Room(s)

2
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

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