



## FEATURES

- For Sale by Private Treaty
- Freehold
- Semi-detached house
- Currently occupied
- Rental information to be confirmed
- Asking price: £215,000
- Off road parking
- Rear garden
- Integral garage to front elevation
- Priced to sell

Asking Price: £215,000

## House - Semi-Detached

18 Mildenhall Close  
Warrington  
WA5 1ZD

## OVERVIEW

A semi-detached house for sale by private treaty. The accommodation is arranged over ground and first floors.

There is off road parking provision to the front of the property and an integral garage to the front elevation.

The property is currently occupied and will be sold with the tenant in situ. No rental information has been supplied.

Located on the northern side of Mildenhall Close to the junction with Fairford Close. Mildenhall Close runs west to Ellington Drive and east to Patton Drive.

Warrington West rail station is less than 0.5 miles to the north on the opposite side of Sycamore Lane. The station operates on the Liverpool-Manchester line.

**For Sale by  
Private Treaty**

## Floor Area

To be confirmed once the floor plan has been completed.

## Council Tax

The property is rated within council tax band C.

## EPC

The EPC rating falls within band C and is available here <https://find-energy-certificate.service.gov.uk/energy-certificate/3600-4886-0722-5293-3573>

## Broadband Checker

<https://www.broadband.co.uk/checker/>

## Tenure

Freehold

## Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.