



Browning Drive

Winwick

Miller Metcalfe
Every step of the way

Browning Drive

Winwick

Semi Detached



4



4

EPC Rating - To be confirmed

Welcome to Browning Drive, an immaculate four/five bedroom semi detached family home set over three floors. Ideally located on the Winwick Park Development. If you're looking for a property with the wow factor and kerb appeal, then look no further. Close to all amenities, good schools, and transport links. Miller Metcalfe are delighted to have onto the open this phenomenal family home.

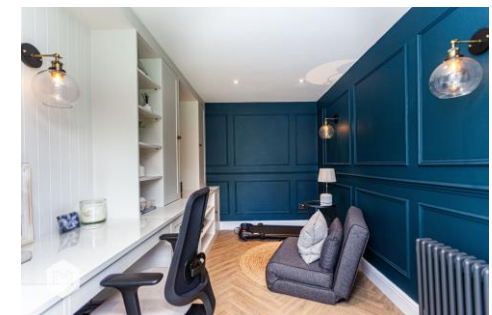
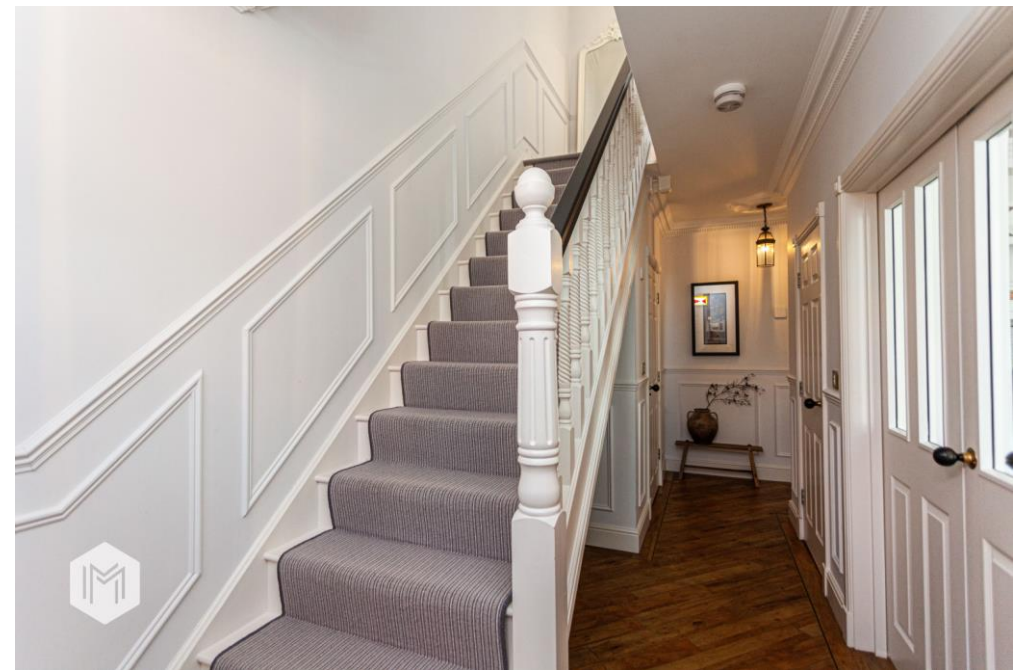
This property is a credit to the current owners who have really made it feel like home decorated throughout the years to a show home standard. The accommodation in brief, spacious welcoming hallway, downstairs WC, Spacious family lounge/dining room with built in storage units, inset living flame gas fire. Through to the kitchen/breakfast/family room the heart of this lovely home, wall and base units, Belfast sink, integrated dishwasher, space for fridge freezer, gas range cooker, microwave. Into the separate utility again, with wall and base units and housing the washing machine and dryer and Belfast sink.

To the first floor. Master bedroom benefitting from dressing room with built in wardrobes, and master ensuite comprising of double shower, WC and vanity wash basin. Another reception room that the current vendors use as a family lounge but could be used as the fifth bedroom benefitting from French doors with Juliet balcony inset living flame gas fire.

To the second floor there are three double bedrooms one benefiting from having its own en suite comprising of; panel bath, shower cubicle, WC and pedestal wash hand basin. Two further double bedrooms benefitting from having a Jack and Jill en suite bathroom with a double shower cubicle, WC, Pedestal wash hand basin.

Externally there is a driveway offering off road parking, private enclosed rear garden mainly laid to lawn with a patio area great for the summer BBQ evenings. The garden benefits from lighting and not being directly overlooked. Garage conversion which the current vendors are using as their home office.

Properties in this standard will not be on the market long, if this is the property for you please call the office to arrange a viewing to avoid missing out.





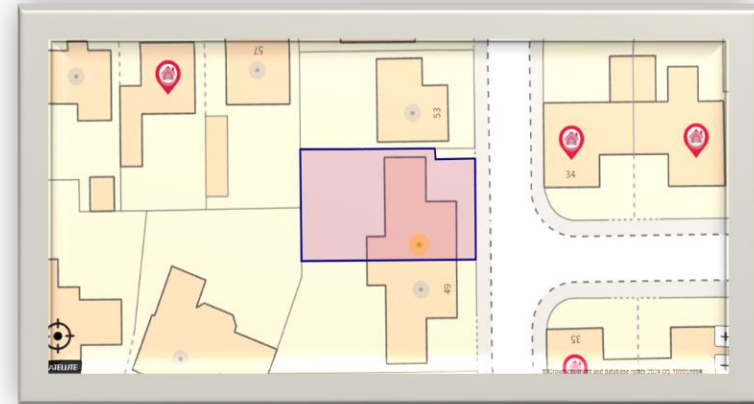
TENURE
Freehold

LOCAL AUTHORITY
Warrington

MOBILE COVERAGE
Vodafone
Three
O2

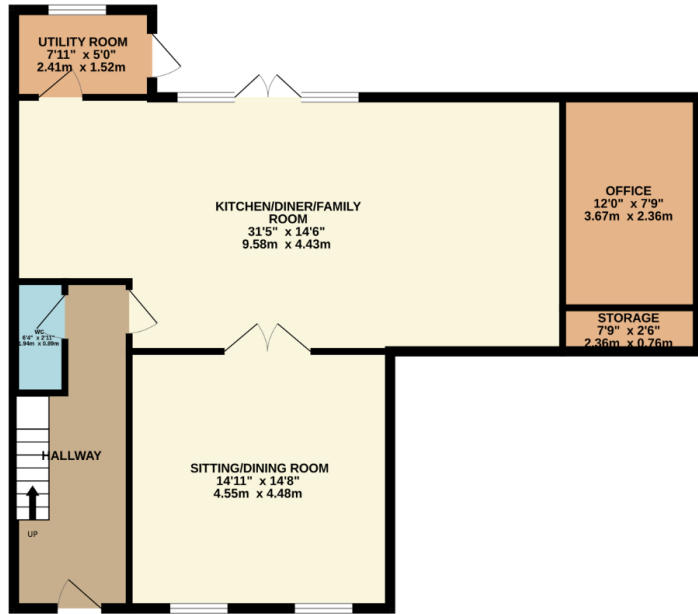
BROADBAND
Basic
5 Mbps
Ultrafast
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

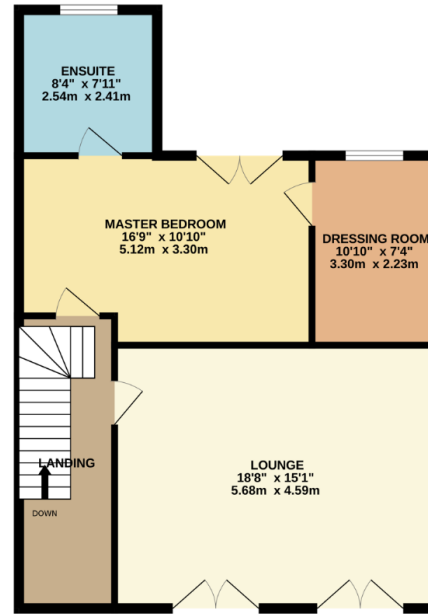




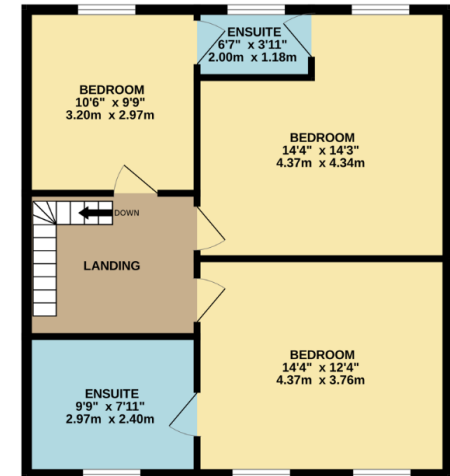
GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



2ND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 2256 sq.ft. (209.6 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.