



**Delph Farmhouse, Delph Lane, Winwick, Warrington, WA2 8RW**

## **FOR SALE**

A charming rural farmhouse set within open countryside yet within easy reach of Warrington town centre and the motorway network.

Accommodation comprises of two reception rooms, kitchen to the rear and four bedrooms.

In need of full refurbishment and modernisation.

This property benefits from a large plot with space for parking, large garden and shrubbed borders.

**Guide Price £375,000 (subject to contract)**

## LOCATION

**WA2 8RW**

Delph Farm is located approximately 2 miles north of Warrington town centre. The property is located part way between Liverpool and Manchester, with the airports for both cities easily accessible. London (Euston) trains are available from Warrington Bank Quay. The M62 provides good access to the wider motorway network, with the M6 being just over 1 mile away. From the M62 take exit 9 to head north on A49 turning immediately left, passing the entrance to B&Q and the property will be found on the right.



## ACCOMMODATION

CONSERVATORY	2.10 x 2.66
KITCHEN	2.64 x 4.78
LOUNGE	6.45 x 3.60
DINING ROOM	3.65 x 4.02
BEDROOM 1	2.87 x 4.27
BEDROOM 2	2.87 x 3.65
BATHROOM	2.48 x 2.28
BEDROOM 3	2.82 x 3.42
BEDROOM 4	3.26 x 2.02

## SERVICES

Mains gas, water and electric are connected. None of the services have been tested.

## POSSESSION

Vacant possession upon completion

## TENURE

Believed to be freehold

## COUNCIL TAX

Band E

## ADDITIONAL NOTE

The adjacent farmyard is being sold separately for redevelopment. The buyer of the house will need to create a dedicated parking area off the shared drive. Full rights of access will be provided.

## EPC

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

By appointment only. Please call our office on 0161 941 4228.

## DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate

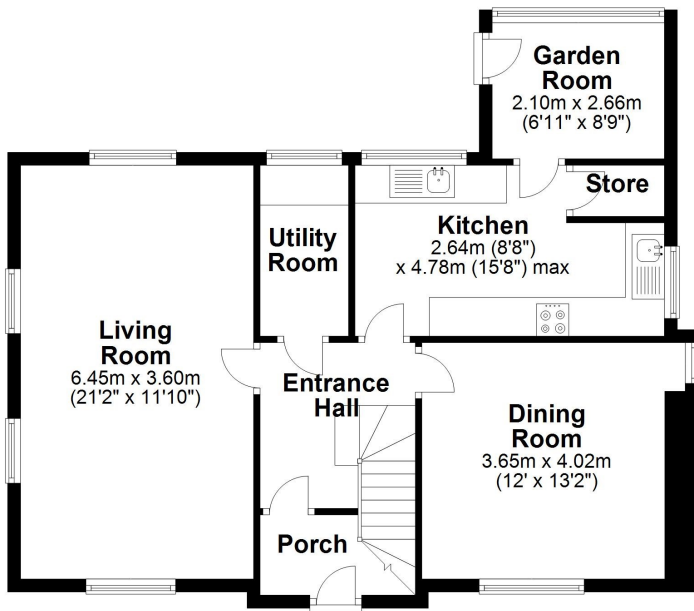
## ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offers can be reported to solicitors

## FLOORPLANS

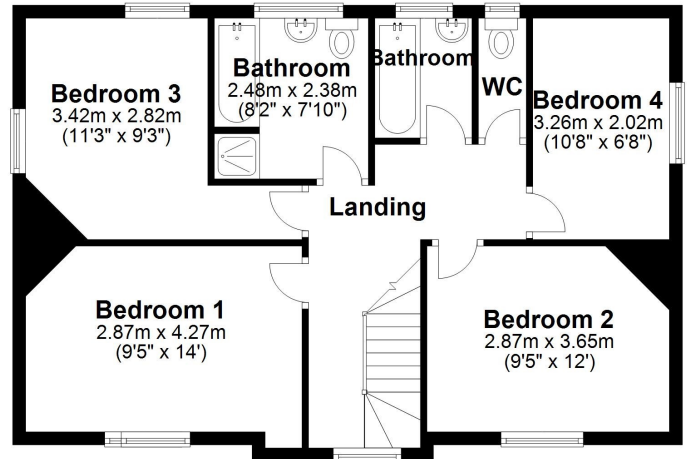
### Ground Floor

Approx. 70.9 sq. metres (762.6 sq. feet)



### First Floor

Approx. 63.2 sq. metres (680.8 sq. feet)



Total area: approx. 134.1 sq. metres (1443.4 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by OpenInsight.co.uk  
Plan produced using PlanUp.