



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 tenanted, however, the tenant will be vacating upon expiry of the Section 21 Notice.

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 with vacant possession.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

FEATURES

- For Sale by Private Treaty
- Freehold
- Semi-detached house
- To be sold with vacant possession
- Tenant to be served Section 21 Notice
- Asking price: £215,000
- Off road parking
- Rear garden
- Integral garage to front elevation
- Priced to sell

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