



Old Brook Hall Warrington Road, Widnes, WA8 5UX

£775,000



STAPLETON



**STAPLETON
DERBY**

Nestled in the charming area of Bold Heath, this unique and prestigious detached residence on Warrington Road offers an exceptional opportunity for those seeking a spacious family home OR for those with an eye for development. Set on a generous plot, the property is surrounded by picturesque countryside. Those wishing to develop the site will see for themselves the potential, we expect the site could accommodate four detached dwellings, subject to planning. Other build types could appeal too, the possibilities are endless.

The current dwelling is ideal for a family looking to doctor such a magnificent building to their own tastes. Boasting four well-proportioned bedrooms, this home is perfect for families or those looking for extra space. The two inviting reception rooms offer versatile living areas, ideal for entertaining guests or enjoying quiet evenings with loved ones. With three bathrooms, convenience and comfort are at the forefront of this property, ensuring that busy mornings run smoothly.

The potential for development is a standout feature of this residence, making it an attractive prospect for those looking to personalise their living space or invest in future enhancements. The expansive grounds provide ample opportunity for landscaping or even extending the property, subject to the necessary permissions.

This delightful home combines the best of both worlds: a peaceful countryside setting with easy access to local amenities and transport links. Whether you are looking to settle down in a serene environment or seeking a property with development potential, this detached house is a remarkable find. Do not miss the chance to make this exceptional residence your own.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.