



Medina, Broad Lane,
Grappenhall, Warrington
£7,000 pcm

Welcome to Medina. This beautifully converted barn effortlessly blends contemporary style with elements of its rural heritage, including exposed brickwork and original beams. The property offers a rare combination of character, comfort, and modern luxury, making it an exceptional home.

- Gym
- Original Features
- Converted barn
- Built in air conditioning
- Walk in wardrobe room
- Luxury property interior designed in 2021
- Double garage
- Extremely private with countryside views
- Italian porcelain tiles and Italian parquet flooring throughout
- Alarm system, with full

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with NPP Residential - Head Office Telephone 0161 639 0050
Reference	RL1250 Council Tax Band: G
Additional Information	Deposit: £8,076.92 Holding Deposit: £1,615.38

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.