



32 Ladywood Road

Old Hall, Warrington, WA5 9QR

£399,950

WELL PRESENTED MODERN BUILD, SOUGHT AFTER LOCATION & POSITION, DOUBLE GARAGE TO THE REAR, DUAL ASPECT LOUNGE, DINING ROOM & CONSERVATORY, HIGH GLOSS FITTED KITCHEN, FOUR BEDROOMS, ENSUITE & FAMILY BATHROOM, DRIVEWAY PARKING, GARDENS FRONT & REAR.

This Delightful Family Home is a credit to the current owners boasting a lovely position and well balanced living space. Ladywood Road offers an open outlook to the front giving a leafy feel whilst being a cul-de-sac making it quieter than some of the surrounding streets. The accommodation comprises Entrance Hallway, Spacious dual aspect Lounge, Conservatory, Dining Room, Fitted Kitchen with integrated appliances and a WC. To the First Floor there is a Main Bedroom with En-Suite Shower Room, Three Further Bedrooms and a Family Bathroom. Externally there is ample parking on the driveway with adjacent lawned area whilst to the rear is a Double Garage, patio area and low maintenance lawned section. Viewing Highly Recommended!

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- DINING ROOM & CONSERVATORY
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- DRIVEWAY PARKING
- GARDENS FRONT & REAR

Viewing

Please contact our Let n Sell Office on 07958 253511 if you wish to arrange a viewing appointment for this property or require further information.

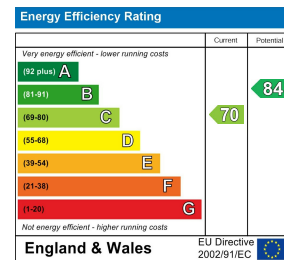
Floor Plan



Area Map



Energy Efficiency Graph



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