

- Modern Detached Property
- Open Plan Dining Kitchen
- Detached Single Garage
- Corner Position
- Close Proximity to woolston nature reserve & new cut heritage & ecology trail
- Spacious Lounge
- Three Double Bedrooms with Ensuite to master
- Fantastic Open Views
- Viewing Highly Recommended
- Catchment Area for Kings Academy

Offers In The Region Of £375,000



Welcome to Timberscombe Gardens - in the charming area of Woolston, As you step inside, you'll be greeted by a spacious lounge, an open plan dining kitchen ideal for hosting family meals or entertaining guests and a conservatory offering a tranquil spot to relax, With three bathrooms, there'll be no more queuing for the shower in the morning rush.

Situated on a corner plot, in a peaceful neighbourhood, this detached property not only offers views of open fields but also the potential for extending, (subject to planning permission). Imagine the possibilities of creating your dream home.

Parking will never be an issue with space for several vehicles, making it convenient for both residents and visitors. Whether you're a car enthusiast or simply have a large family, this feature will surely be appreciated.

Additionally, the detached single garage has been thoughtfully converted into a functional office space complete with power, lighting, and water supply, offering a versatile area for work or hobbies.

Don't miss out on the opportunity to make this house your home.

Open plan Dining kitchen

17'9 x 15'10 (5.41m x 4.83m)

Lounge

17'9 x 10'5 (5.41m x 3.18m)

En suite

8'3 x 3'6 (2.51m x 1.07m)

Utility Room

6'6 x 5'11 (1.98m x 1.80m)

Conservatory

15'5 x 9'8 (4.70m x 2.95m)

Bedroom 2

12'6 x 9'7 (3.81m x 2.92m)

Downstairs Cloakroom

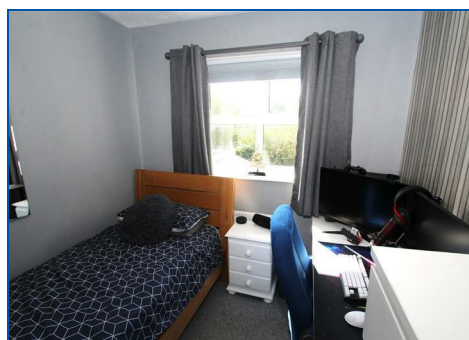
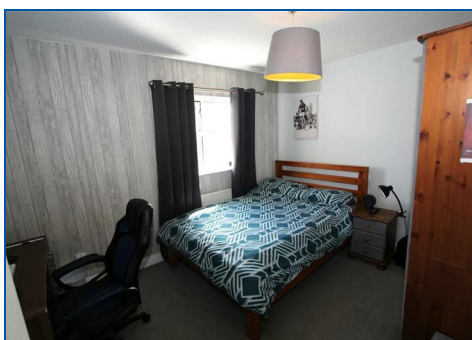
6'6 x 3'6 (1.98m x 1.07m)

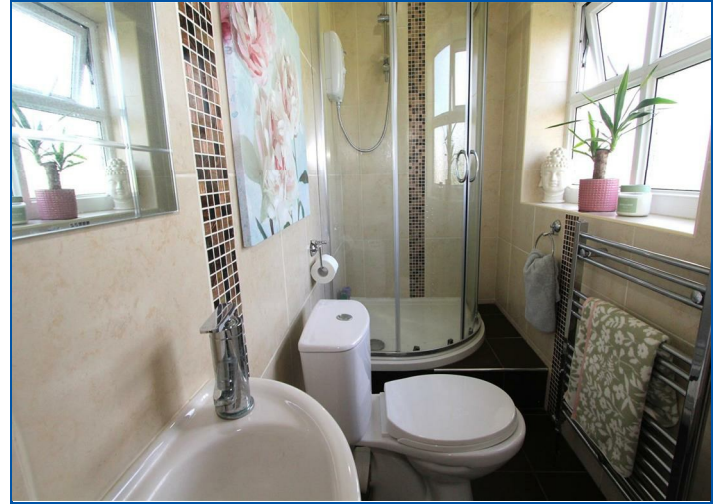
Bedroom 1

12'4 x 9'2 (3.76m x 2.79m)

Bedroom 3

8 x 7'9 (2.44m x 2.36m)





Bathroom

8'3 x 5'5 (2.51m x 1.65m)

Council Tax Band

Council Tax band D Payable to Warrington Borough Council

Tenure

Freehold

Viewings

Viewings are strictly via the selling

agents Ridgeway Residential Estate Agents

Disclaimer

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GROUND FLOOR



1ST FLOOR



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