

- Semi Detached Bungalow in a Cul De Sac location
- Fitted Kitchen & Conservatory
- Family Bathroom
- Large Detached Garage
- Off Road Parking For Several Cars
- Spacious Lounge
- Three Bedrooms
- Situated on a Large Plot with Potential For Further Development
- Front & Rear Gardens
- Close to All Local Amenities

Offers In The Region Of £265,000



Situated in a quiet cul de sac location, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. Built in 1962, the property boasts a spacious layout, featuring three well-proportioned bedrooms that provide ample space for family living or guest accommodation.

The inviting reception room serves as the heart of the home, ideal for relaxation or entertaining friends and family. The bungalow is complemented by a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the large plot it occupies, providing a generous outdoor space that can be transformed into a beautiful garden or a safe play area for children. The potential for landscaping or extending the property is significant, making it an attractive option for those looking to personalise their living space.

With its prime location in Hazel Grove, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This semi-detached bungalow presents a wonderful opportunity for anyone seeking a comfortable home in a desirable area. Don't miss the chance to make this property your own.

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Entrance Hall

Lounge

15'5 x 11'4 (4.70m x 3.45m)

Kitchen

10'9 x 8 (3.28m x 2.44m)

Bedroom 1

13'4" x 11'4" (4.06m x 3.45m)

Bedroom 2

9'5 x 7'8 (2.87m x 2.34m)

Bedroom 3

13'6 x 10'6 (4.11m x 3.20m)

Bathroom

5'7 x 5'8 (1.70m x 1.73m)

Conservatory

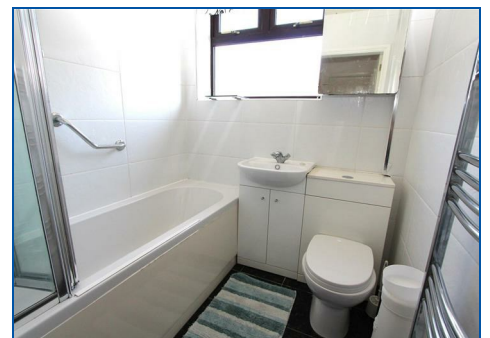
10'5 x 8'7 (3.18m x 2.62m)

Tenure

Leasehold with 937 years remaining. Annual Ground Rent Charge £8.00

Council Tax Band

Council Tax Band B payable to Warrington Borough Council





Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

Disclaimer

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Information

Local Authority Warrington Borough Council -
Tax Band: B Annual Price:£1,774
Conservation Area No
Flood Risk Very low
Floor Area
0 ft 2 / 0 m 2
Plot size
0.10 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
11 Mbps
Superfast
112 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

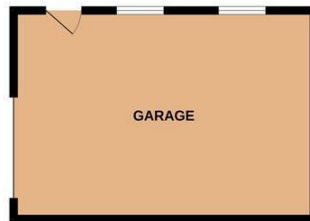
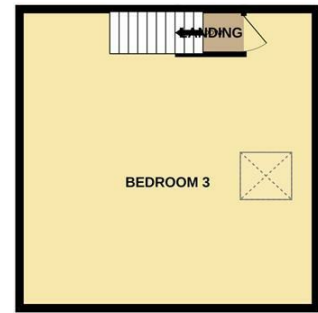
BT
Sky
Virgin



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 