

- Three Bedroom Spacious Family Home
- UPVC Double Glazed Throughout
- South Facing Garden
- Parking Several Cars

- Gas Central Heating Combi Boiler
- Viewing Essential
- Fully Modernised
- Friendly Neighbourhood,

**Offers Over £195,000**





This delightful three-bedroom end terrace house offers a perfect blend of comfort and convenience. this property is ideal for families or those seeking a spacious home.

Constructed in the 1940s, the house retains a sense of character while providing modern living spaces. The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The well-proportioned bedrooms on the upper floor provide ample space for relaxation and rest, making it an ideal retreat after a long day.

The property boasts a well-appointed bathroom, ensuring that all essential amenities are readily available. Additionally, the end terrace position allows for a sense of privacy and a pleasant outdoor space, perfect for enjoying the fresh air.

Parking is conveniently available adding to the practicality of this lovely home. Located in a friendly neighbourhood, this property is within easy reach of local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

In summary, this three-bedroom end terrace house on Windermere Avenue presents a wonderful opportunity for those looking to settle in Warrington. With its charming character, spacious layout, and convenient location, it is a property not to be missed.

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property is within easy reach of local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

#### **Entrance Hall**

15'5 x 10'58 (4.70m x 3.05m)

#### **Lounge**

15'5 x 10'58 (4.70m x 3.05m)

#### **Kitchen/Dining Room**

21'57 x 6'58 (6.40m x 1.83m)

#### **Bedroom 1**

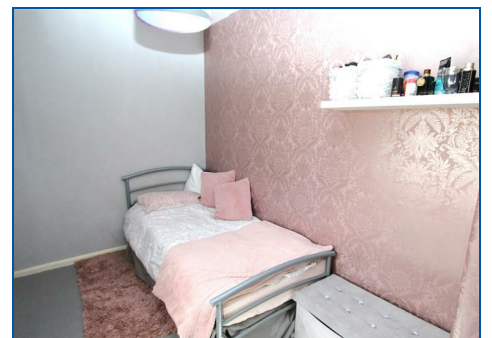
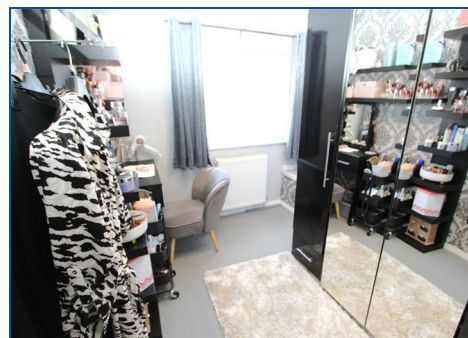
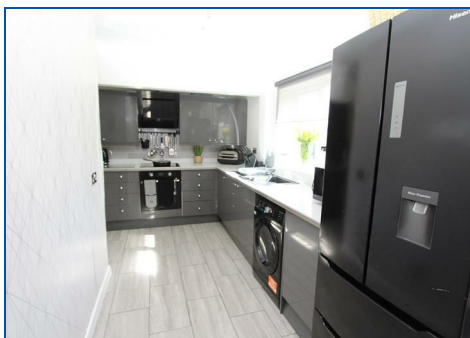
12'10 x 10'79 (3.91m x 3.05m)

#### **Bedroom 2**

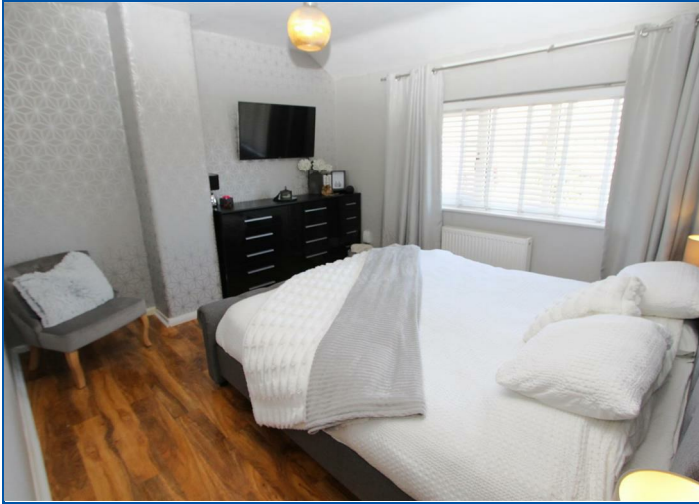
12'10 x 6'63 (3.91m x 1.83m)

#### **Bedroom 3**

8'27 x 6'56 (2.44m x 1.83m)







### Bathroom

6'3 x 5'58 (1.91m x 1.52m)

### Tenure

Freehold

### Council Tax

Band A Payable to Warrington Borough Council

### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM

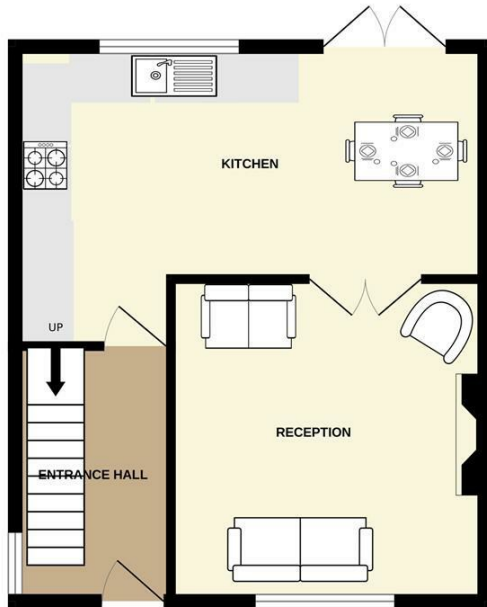
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Satellite / Fibre TV Availability  
Predicted Broadband Speeds  
Broadband  
Basic:  
9 Mbps  
Superfast:  
60 Mbps  
Ultrafast:  
1800 Mbps  
BT:  
Sky:  
Virgin:

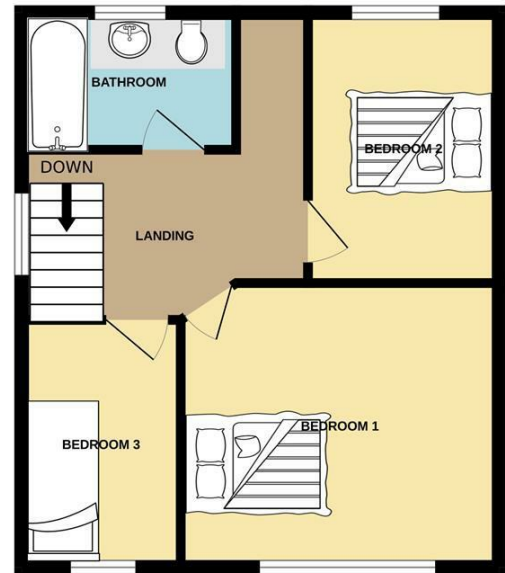
### Additional Information



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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