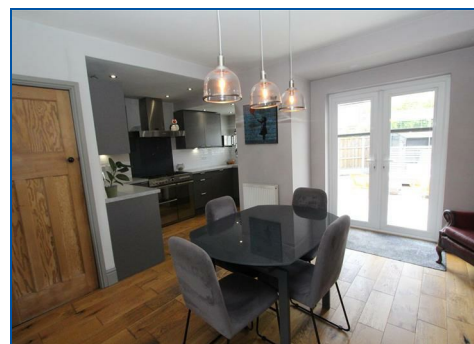
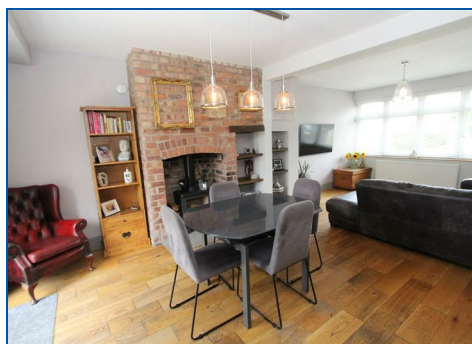




- 4 Bed Semi Detached Corner Plot
- Study Area
- Log Burner
- Viewing Essential
- En-suite to Ground Floor Bedroom
- Open Plan Kitchen
- Versatile Bespoke Living Accommodation

Offers In The Region Of £290,000



Nestled on the charming Smith Drive in Warrington, this exquisite semi-detached house offers a perfect blend of modern design and comfortable living. With four well-appointed bedrooms, this property is ideal for families seeking both space and style.

As you enter, you are greeted by open planned reception rooms following through to the kitchen each designed to cater to various needs, whether it be entertaining guests, enjoying family time, or simply relaxing after a long day. The layout of the home promotes a sense of openness and warmth, making it a delightful space to create lasting memories.

The property boasts two contemporary bathrooms, ensuring convenience for all residents. Each bathroom is thoughtfully designed, providing a serene environment for your daily routines.

The bespoke design of this home sets it apart, showcasing attention to detail and quality craftsmanship throughout. The combination of functionality and aesthetic appeal makes this property a true gem in the Warrington area.

With its prime location, this semi-detached house is not only a beautiful home but also a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this stunning property your own.

Entrance Hall

Lounge/Dining Room

23'8 x 11'8 (7.21m x 3.56m)

Kitchen

12'34 x 5'59 (3.66m x 1.52m)

Ground Floor Bedroom

10' x 8'25 (3.05m x 2.44m)

En-Suite

5'5 x 4'2 (1.65m x 1.27m)

Bedroom 1

10'8 x 12'4 (3.25m x 3.76m)

Bedroom 2

10'8 x 10' (3.25m x 3.05m)

Bedroom 3

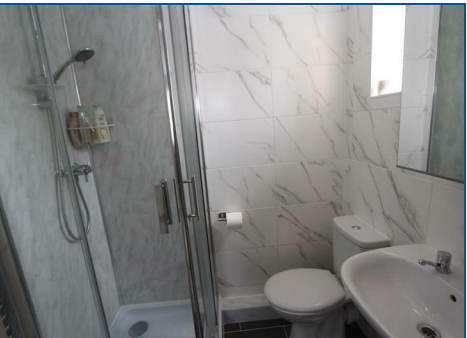
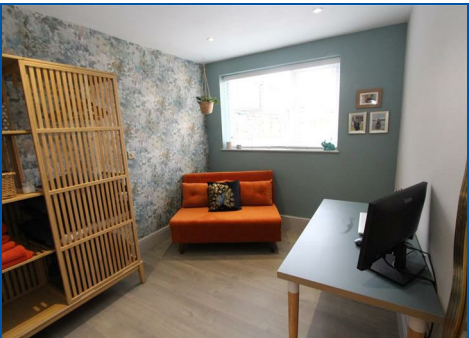
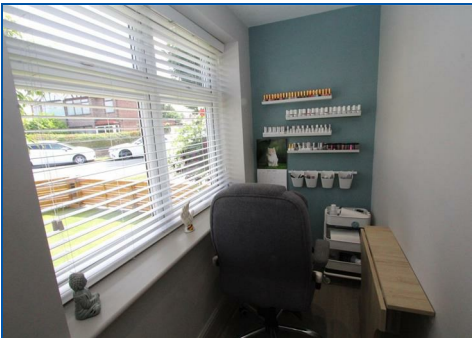
6'9 x 6'9 (2.06m x 2.06m)

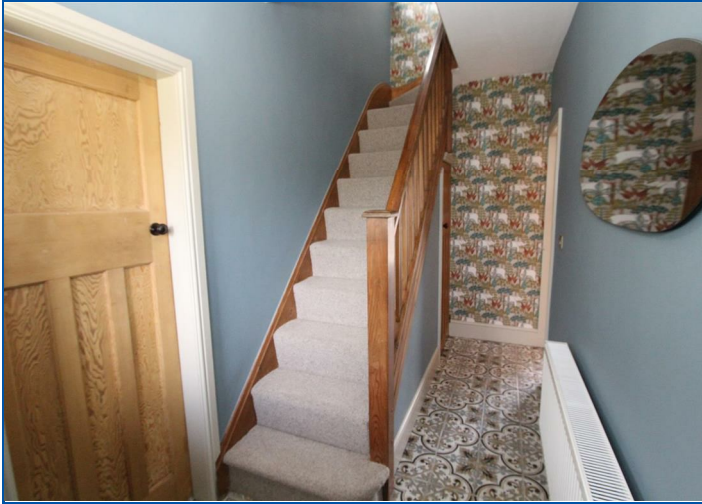
Bathroom

6'9 x 5'11 (2.06m x 1.80m)

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY





INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS

Tenure

Leasehold 999 Years. 912 Years remaining, From 21/12/1937 - 22/12/2936. £5.00 per Year.

Council Tax

Band B Payable to Warrington Borough Council

Veiwings

Strictly by appointment through Ridgeway Residential

Additional Information

Local Authority WarringtonCouncil Tax Band B
Conservation Area - No
Flood Risk - Low
Floor Area 742 ft 2 / 69 m 2
Plot size 0.14 acres (2 Plots)
Mobile coverage

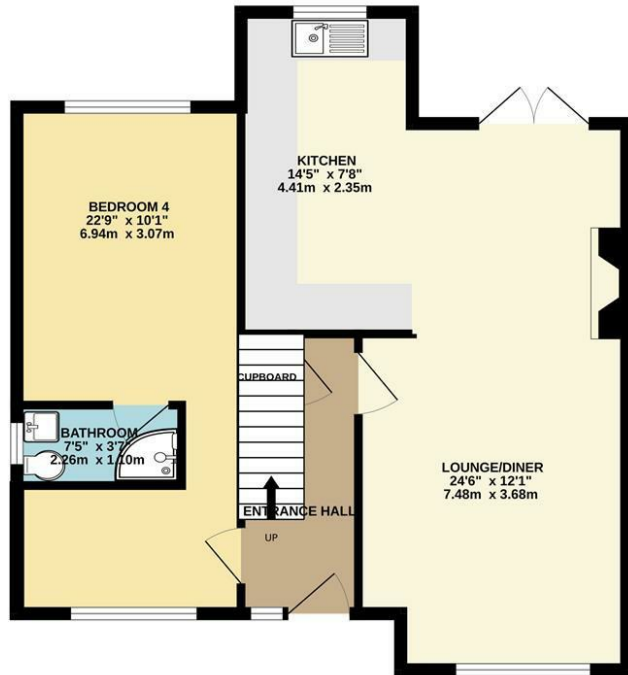
EE
Vodafone
Three
O2

Broadband
Basic

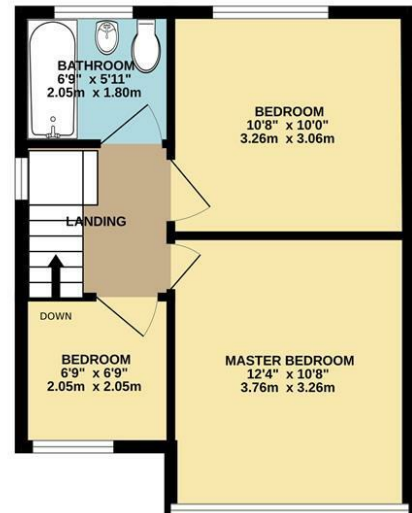
6 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin



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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