

98 Berkshire Drive, Woolston, Warrington, WA1 4HD  
Offers In The Region Of £240,000



**RIDGEWAY**  
RESIDENTIAL SERVICES





# Berkshire Drive Warrington

A delightful mews house offers a perfect blend of comfort and convenience. Built around 1970, the property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

The house features a spacious reception room, providing an excellent space for relaxation or entertaining guests. With three well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the generous parking provision, accommodating up to three vehicles, which is a rare find in this area. This convenience is particularly beneficial for families or those with multiple vehicles.

The location in Woolston is highly desirable, offering a friendly community atmosphere while being close to local amenities, schools, and parks. Residents can enjoy the tranquillity of suburban living while still

- Mid Mews Property
- Spacious Lounge
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Integral Garage and Driveway
- Front & Rear Gardens
- No Onward Chain

## Entrance Hall

## Kitchen

9'9 x 7'1 (2.97m x 2.16m)

## Lounge

18'7 x 11 (5.66m x 3.35m)

## Bedroom 1

12'1 x 10'6 (3.68m x 3.20m)

## Bedroom 2

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

## Bedroom 3

11 x 7'8 (3.35m x 2.34m)

## Bathroom

9'2 x 5'6 (2.79m x 1.68m)

## Council Tax Band

Council Tax Band B Payable to Warrington Borough Council

## Tenure

Leasehold 999 Year lease from 1973 with 947 years remaining.

Ground Rent Payable £10 twice yearly

## Viewings

Strictly via the selling agent Ridgeway Residential Estate Agents







#### Information

Mobile Coverage

EE

Vodafone

Three

O2

Broadband Speed

Basic 5 Mbps

Superfast 78 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability

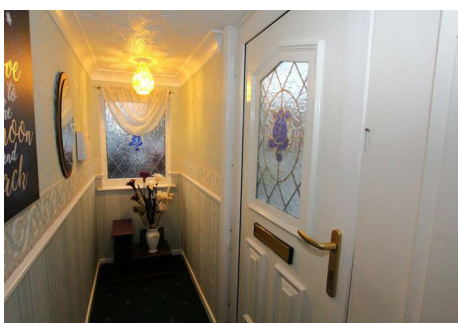
BT

Sky

Virgin

#### Disclaimer

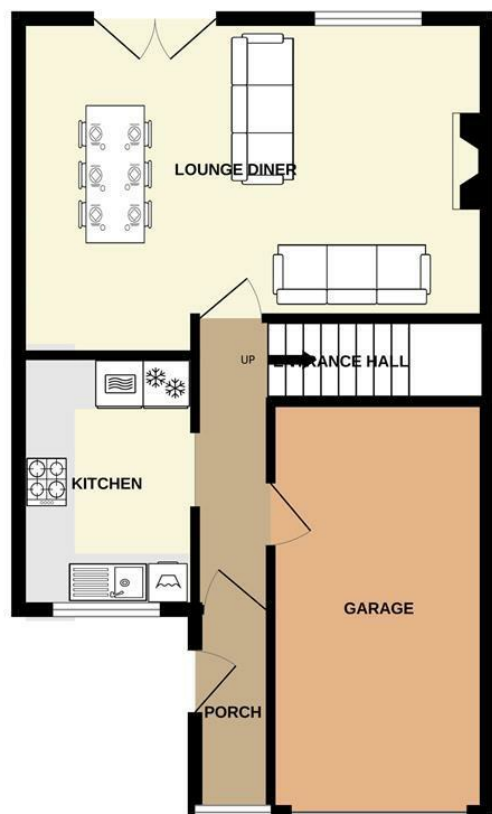
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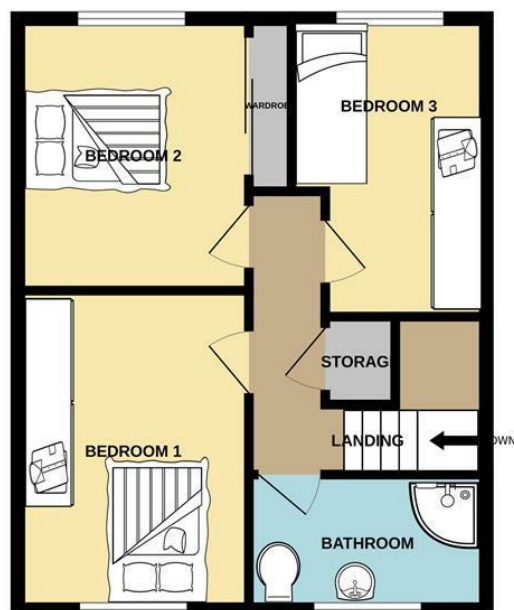




GROUND FLOOR



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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