



- 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 £365,000



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)

Utility Room

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

Downstairs Cloakroom

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

Lounge

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

Conservatory

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

Bedroom 1

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

En suite

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

Bedroom 2

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

Bedroom 3

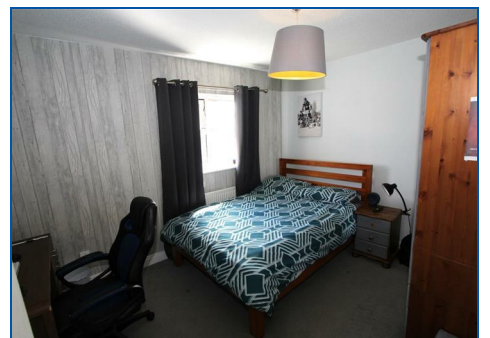
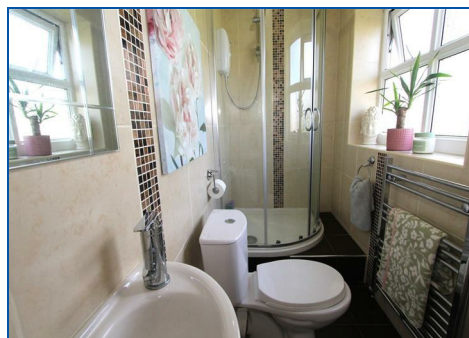
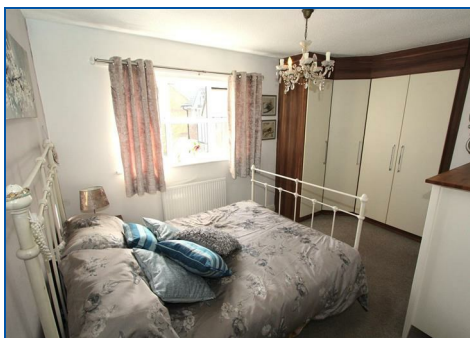
8 x 7'9 (2.44m x 2.36m)

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

Information

Water Mains Supply
Electricity Mains Supply
Gas Mains Supply
Sewerage Mains Supply

Central Heating Gas

Internet connection
Cable

Internet Speed 11 MBPS - 1000MBPS

Mobile Coverage
EE Average
Vodafone Average
Three Average
02 Average

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	87
		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	