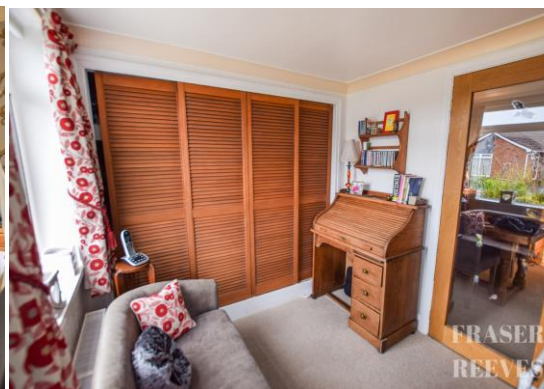




FRASER  
REEVES



FALCONDALE ROAD  
WINWICK  
WA2 8ND



FRASER  
REEVES

FALCONDALE ROAD, WINWICK, WA2 8ND

**\*\*TRADITIONAL FAMILY HOME\*\***  
**\*\*NO CHAIN\*\* \*\*IMPRESSIVE REAR GARDEN\*\***

Welcome to this traditional 3-bedroom detached family home, ideally located on a sought-after road in the heart of Winwick. Set within a generous plot, this property boasts an impressive rear garden, driveway parking, and an integral garage, offering both space and potential in abundance. Inside, the home features a contemporary kitchen, well-proportioned living spaces, and three good-sized bedrooms; all offering the perfect canvas for personalisation and scope for updating to create your dream home.

**Key Features:**

- Freehold
- Detached Garage & Ample Driveway Parking
- Stunning Rear Garden; Ideal for Families & Entertaining
- Contemporary Fitted Kitchen
- Traditional Layout with Potential for Modernisation
- Quiet, Sought-After Location in Winwick
- Excellent Access to M6 & M62 Motorways; Ideal for Commuters
- Offered with No Onward Chain

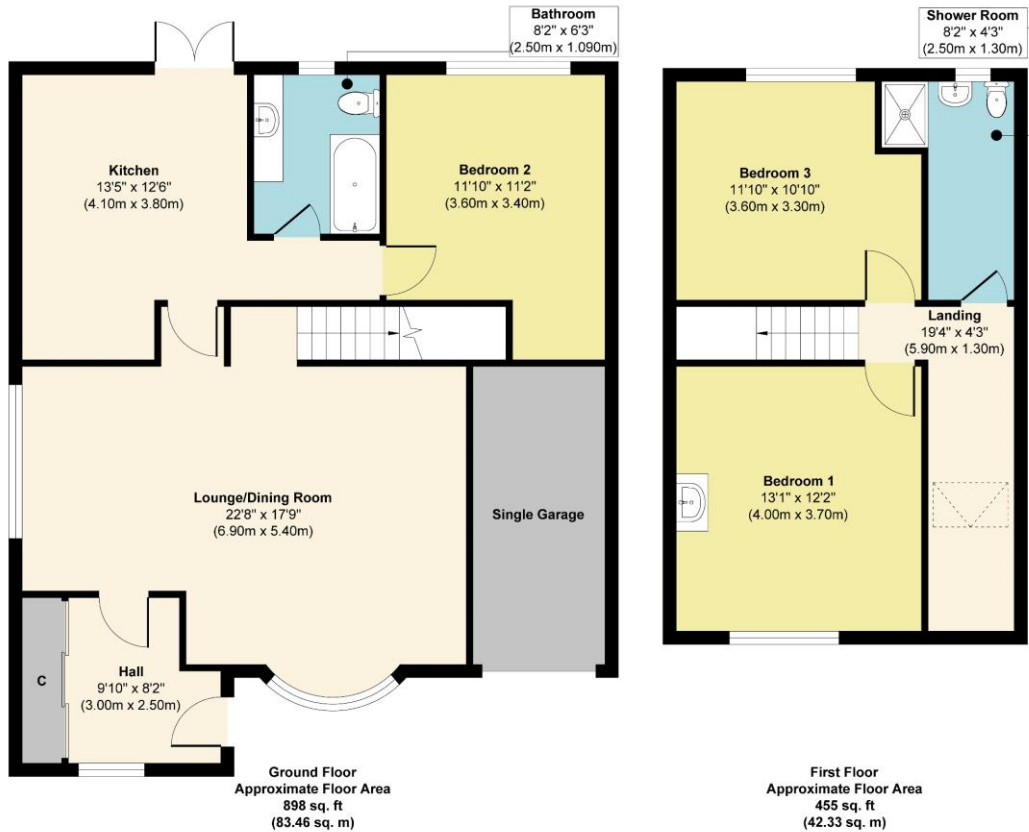
Whether you're upsizing, downsizing, or investing, this much-loved family home offers a rare opportunity in one of Winwick's most desirable spots. Early viewing is highly recommended.

Contact us today to arrange a viewing on 01925 222555





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**Approx. Gross Internal Floor Area 1353 sq. ft / 125.79 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

#### General Services:

All mains' services are believed to be connected to the property.

**Construction Type:** Brick and tile

**Heating type:** Gas Central Heating

**Broadband:** Standard - 2mbps download, 0.3mbps upload, Superfast 45mbps download, upload 8mbps, Ultrafast 1800mbps download, 220 mbps upload.

**Mobile Signal/Coverage:** Vodafone 78%, EE 77%, O2 74%, 3 77%

**Flood Risk:** Very low (surface water), very low (rivers and sea).

**Conservation area:** no

**Planning applications:** none

**Local Authority:** Warrington Borough Council

**Council Tax:** Band E

**Tenure:** Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

[www.fraser-reeves.co.uk](http://www.fraser-reeves.co.uk)

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