



131 Rylands Drive, Warrington

Offers Over £260,000

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Every step of the way

131 Rylands Drive

Warrington

Situated in a highly desirable location on Rylands Drive, this superb four-bedroom semi-detached family home offers spacious, versatile accommodation arranged over three floors. Presented in move-in-ready condition, the property makes excellent use of space and is ideally positioned close to a range of local amenities, well-regarded schools and excellent transport links, making it an ideal choice for growing families.

Upon entering, you are welcomed by a hallway leading to a convenient downstairs WC and a modern fitted kitchen/diner, complete with a range of wall and base units, gas hob, electric oven and space for a washing machine and fridge freezer. The spacious lounge provides the perfect setting for relaxing with the family, with patio doors opening directly onto the beautiful rear garden, creating a lovely connection between indoor and outdoor living.

To the first floor, there are two double bedrooms, one of which benefits from its own en-suite bathroom comprising a walk-in shower, WC and wash basin. There is also a spacious single bedroom and a modern family bathroom fitted with a bath and shower over, WC and wash basin.

The second floor is dedicated to an impressive master bedroom, occupying the entire floor and offering a wonderfully spacious and bright retreat. This generous bedroom is complemented by its own en-suite bathroom, complete with a walk-in shower, WC and wash basin.

Externally, the property benefits from a driveway to the rear, providing convenient off-road parking. The beautiful, private and enclosed rear garden is predominantly laid to lawn, with a patio area ideal for summer barbecues, outdoor dining and entertaining family and friends.

This fantastic family home combines generous living space, modern interiors and a convenient location. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Council Tax band: D

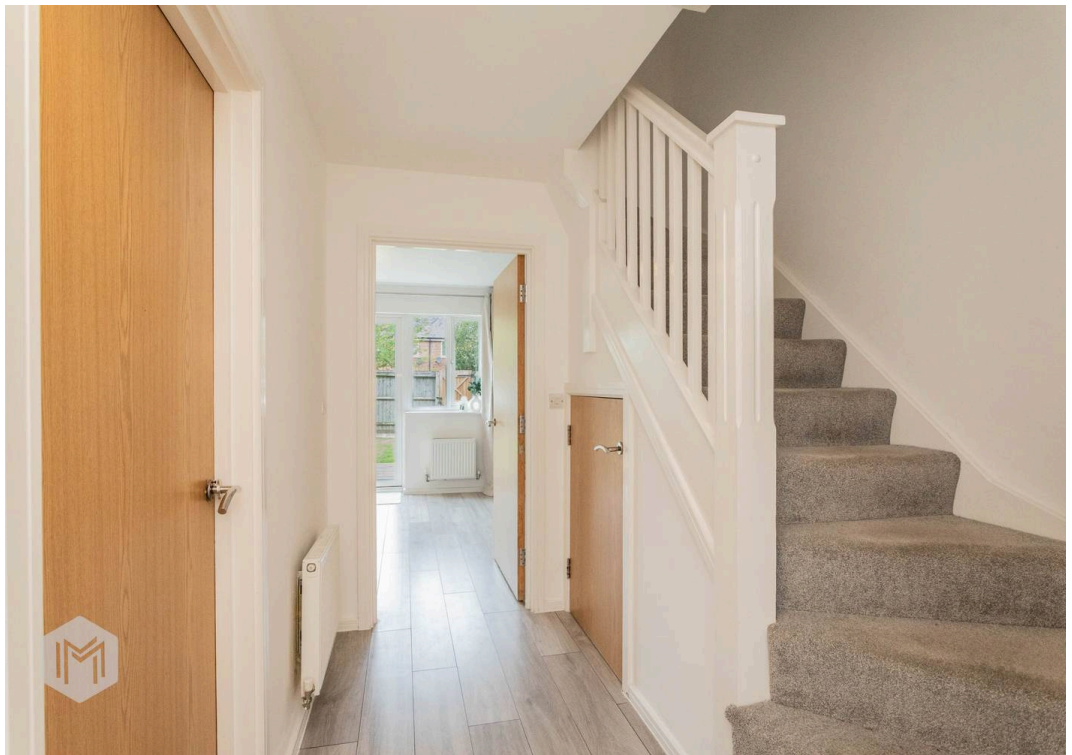
Tenure: Leasehold

EPC Energy Efficiency Rating: C

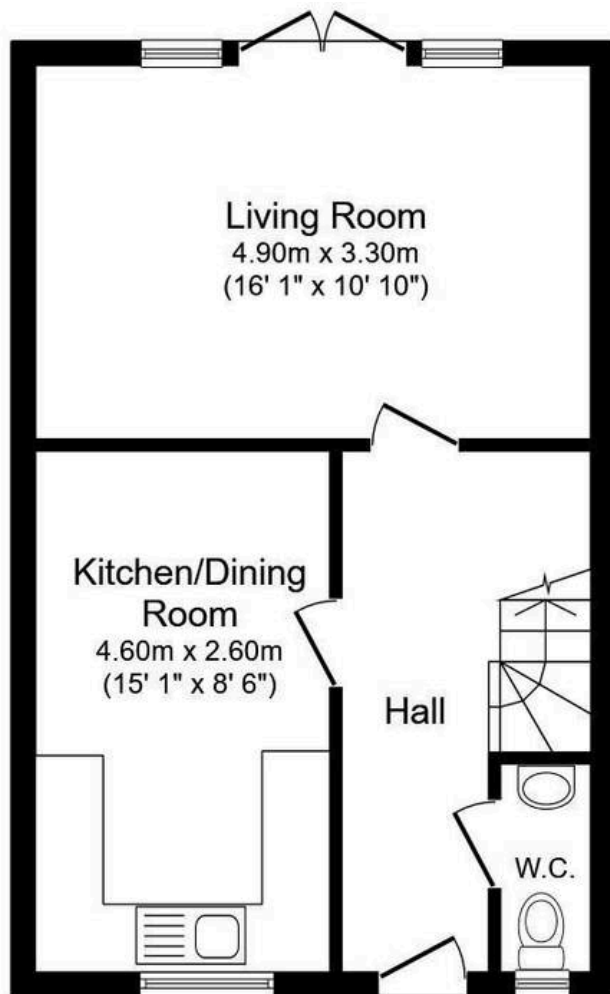
EPC Environmental Impact Rating: C



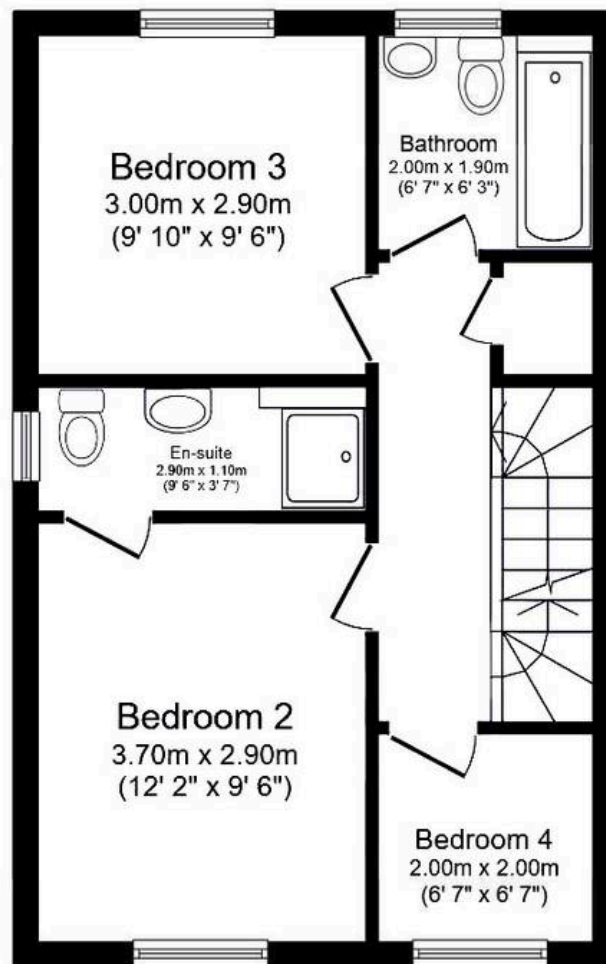




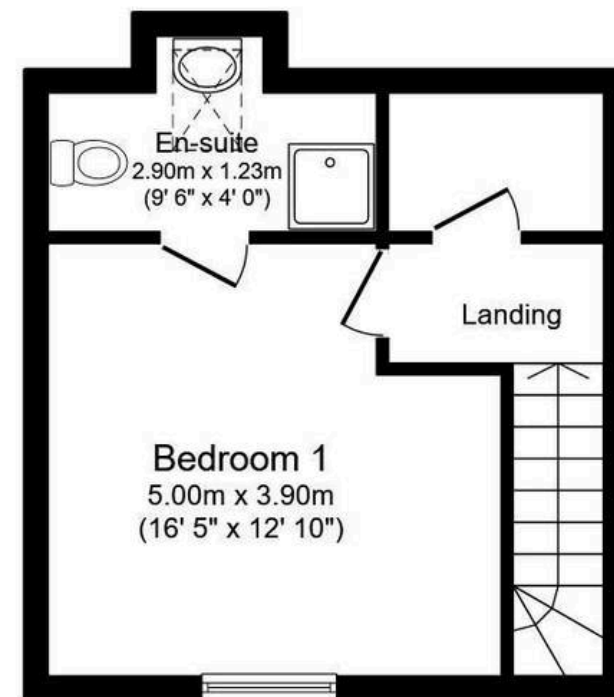




Ground Floor



First Floor



Second Floor

Total floor area 101.6 sq.m. (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com



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