

- Corner Position Detached Property
- Viewing Essential
- Three Bedrooms
- Stunning Bathroom
- Fully Refurbished Throughout
- Double Garage
- Ground Floor Shower Room

**Offers In The Region Of £435,000**

**[www.ridgewayresidential.co.uk](http://www.ridgewayresidential.co.uk)**



This stunning detached house has been completely refurbished to an exceptional standard. With a modern and stylish design, this property offers a perfect blend of comfort and elegance, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining room. The natural light that floods through the windows enhances the welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. The master bedroom is particularly inviting, providing a serene space to unwind. Additionally, there are two modern bathrooms, thoughtfully designed to cater to the needs of a busy household, ensuring convenience and comfort for all.

The refurbishment has been carried out with meticulous attention to detail, showcasing high-quality finishes and contemporary fixtures. This home is not only aesthetically pleasing but also functional, making it a perfect choice for those seeking a move-in ready property.

#### **Entrance hall**

4'9" x 4'10" (1.47 x 1.48)

#### **Cloakroom**

4'9" x 4'3" (1.47 x 1.32)

#### **Lounge**

4.40 x 4.69 (1.22m.12.19m x 1.22m.21.03m)

#### **Kitchen**

15'4" x 8'7" (4.69 x 2.64)

#### **Utility Room**

4'9" x 5'10" (1.47 x 1.8)

#### **Dining Room**

15'4" x 12'3" (4.69 x 3.74)

#### **Ground Floor Bedroom**

11'6" x 12'2" (3.52 x 3.72)

#### **Ground Floor Shower Room**

6'8" x 8'7" (2.04 x 2.64)

#### **Bedroom**

14'5" x 9'7" (4.40 x 2.94)

#### **Bedroom**

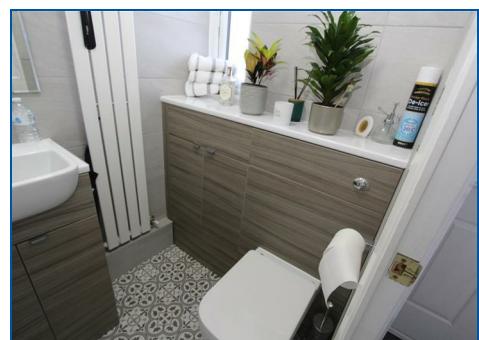
7'9" x 8'7" (2.38 x 2.64)

#### **Bathroom**

6'8" x 5'4" (2.04 x 1.64)

#### **Tenure**

Leasehold £25.00 Per Year





### Council Tax

Payable to Warrington Borough Council Band E

### Information

Local Authority Warrington - Council Tax Band: E

Annual Price: £2,788

Conservation Area No

Flood Risk

Very low

Plot size

0.12 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

36 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Viewings

Strictly Via appointment only with Ridgeway Residential Estate Agents

### 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.





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.  
Made with Metropix ©2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	