



- Three Bedroom Semi Detached
- Three Spacious Bedrooms
- Front & Rear Gardens
- West Facing Rear Garden

- Two Reception Rooms
- Newly Fitted Modern Bathroom
- No Onward Chain
- Driveway For up to Three cars

**Offers In The Region Of £240,000**



This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who value community living. Whether you are looking to settle down or invest, this property on Belgrave Avenue presents a wonderful opportunity to enjoy a comfortable lifestyle in Warrington. Don't miss the chance to make this charming house your new home.

### **Entrance Hall**

### **Lounge**

14'5 x 12'11 (4.39m x 3.94m)

### **Dining Room**

9'9 x 9'3 (2.97m x 2.82m)

### **Kitchen**

11'9 x 8 (3.58m x 2.44m)

### **Bedroom 1**

12'11 x 11'3 (3.94m x 3.43m)

### **Bedroom 2**

9'9 x 9'3 (2.97m x 2.82m)

### **Bedroom 3**

10'1 x 5'11 (3.07m x 1.80m)

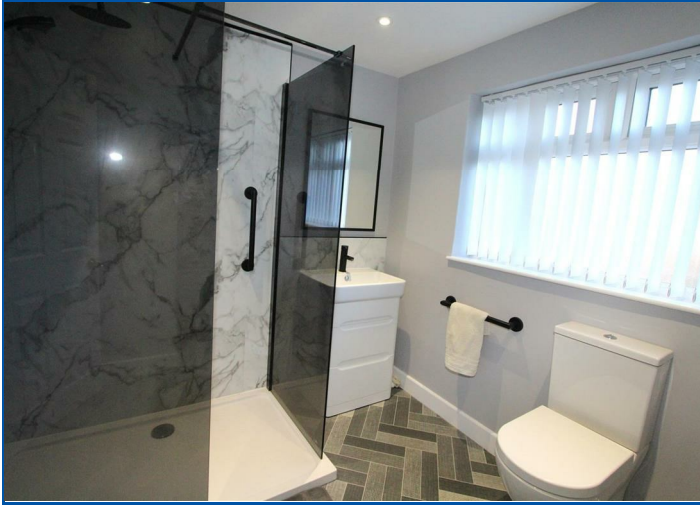
### **Bathroom**

7'8 x 7'3 (2.34m x 2.21m)

### **Council Tax Band**

Council Tax Band C payable to Warrington Borough Council





**Tenure**

Freehold

**Viewings**

Viewings strictly via the selling agents  
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

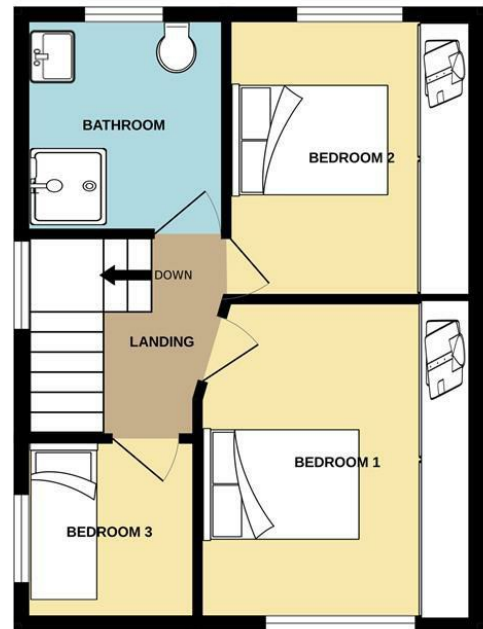
OTHERWISE AS TO THE  
CORRECTNESS OF EACH OF THE  
STATEMENTS CONTAINED IN  
THESE PARTICULARS.



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.  
Made with Metropix ©2025

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			
<b>England &amp; Wales</b>		71	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		