RIDGEWAY
RESIDENTIAL SERVICES

Belgrave Avenue
Warrington









- 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 £230,000

www.ridgewayresidential.co.uk



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)

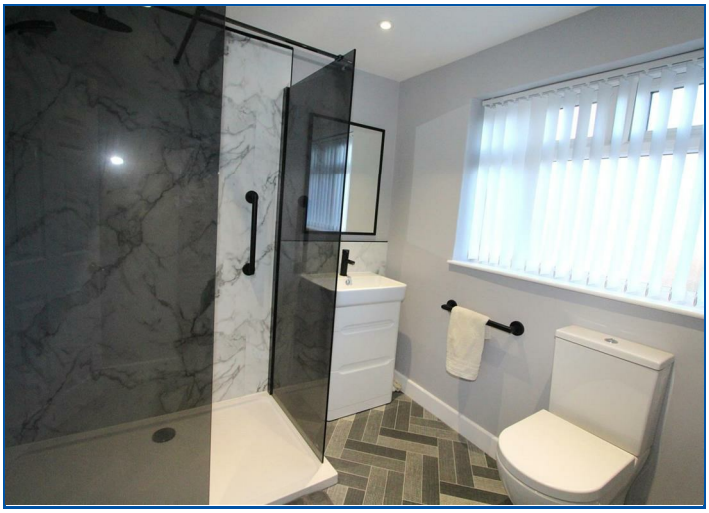
Bathroom
7'8 x 7'3 (2.34m x 2.21m)

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
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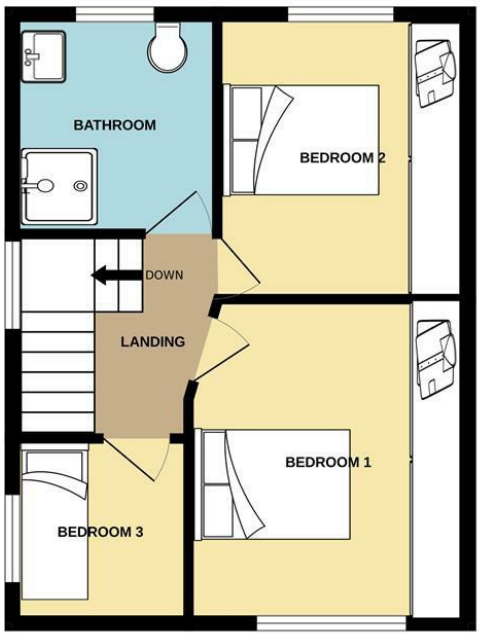
GROUND FLOOR



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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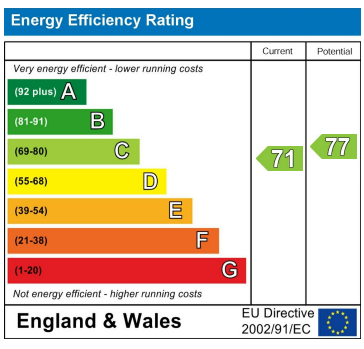

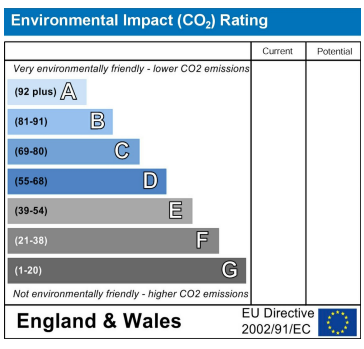

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