

63 Cliftonville Road, Woolston, Warrington, WA1 4BL  
Offers In The Region Of £179,995



**RIDGEWAY**  
RESIDENTIAL SERVICES



# Cliftonville Road

## Warrington

Exciting Development Opportunity – Sought-After Location

This well-presented two-bedroom semi-detached house offers a fantastic opportunity for development and expansion. Located in a highly desirable area, this property is perfect for homeowners and investors looking to add value and create their ideal home.

Don't miss out on this unique opportunity to transform and enhance this property into a more spacious and modern home. Schedule a viewing today to explore its full potential!

- **Development Potential:** Both front and rear gardens offer space for potential extensions, allowing you to customize and expand the living areas to suit your needs.
- **Well-Presented Interior:** The current layout maximizes available space, providing a comfortable and functional living environment.
- **Driveway:** Convenient off-street parking with a private driveway.
- **Sought-After Location:** Situated in a prime location, with easy access to local amenities, schools, and transport links, making it an ideal home for a small family or couple.
- **Investment Appeal:** The potential for development and expansion could significantly increase the property's value, making it a smart investment choice.

### Entrance Hall

### Lounge

11'8 x 11'7 (3.56m x 3.53m)

### Kitchen

14'7 x 5'4 (4.45m x 1.63m)

### Bedroom 1

15 x 8'9 overall maximum (4.57m x 2.67m overall maximum)

### Bedroom 2

9'2 x 8'4 overall maximum (2.79m x 2.54m overall maximum)

### Bathroom

8'6 x 4'2 (2.59m x 1.27m)

### Council Tax Band

Council Tax Band A Payable to Warrington Borough Council

### Tenure

Leasehold with 959 years remaining

### Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

### Disclaimer





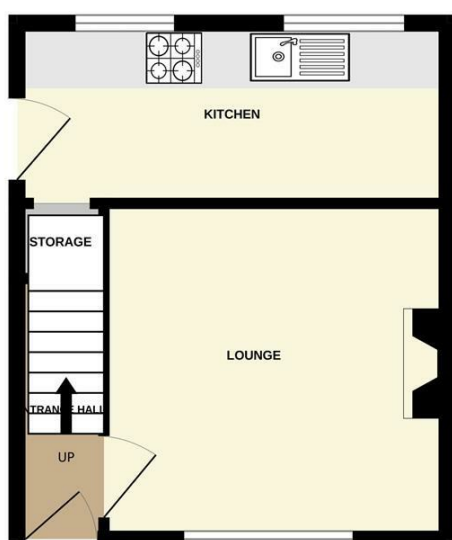


THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

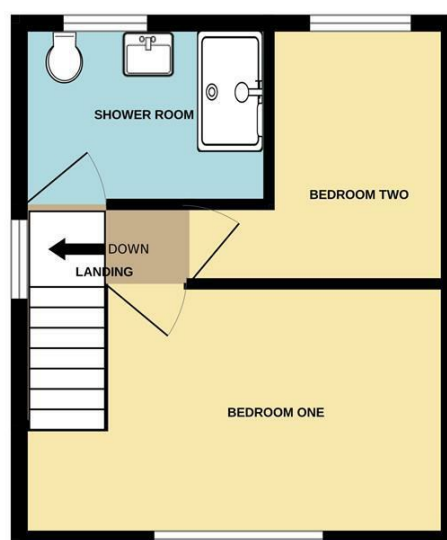




GROUND FLOOR



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 ©2024

