



5 Ash Grove, Warrington, WA4 1EF

£225,000



This well-proportioned three-bedroom home offers versatile accommodation arranged over two floors, providing a practical layout for modern family living. The ground floor comprises an entrance hallway, spacious lounge, fitted kitchen, conservatory and separate WC, while the first floor provides three bedrooms and a family bathroom.

The property benefits from two reception areas, with the conservatory offering additional living space and a pleasant connection to the rear of the home. Upstairs, there are three bedrooms, including a generous main bedroom, alongside two further bedrooms and a family bathroom.

With approximately 818 sq ft (76 sq m) of accommodation, the property offers a good balance of living and bedroom space and would make an ideal family home.

- Spacious and versatile ■ Approximately 818 sq ft (76 sq m) accommodation
- Conservatory providing additional living space ■ Generous main bedroom
- Ground floor WC ■ Ideal family home

