RIDGEWAY
RESIDENTIAL SERVICES

Regent Avenue
Warrington









- Detached Bungalow
- Open Plan Lounge Dining Room
- Five Bedrooms
- Gardens to the Front Side & Rear
- Sought After Location
- Corner Plot
- Spacious Dining Kitchen and Morning Room
- Two Bathrooms & WC
- No Onward Chain
- Leasehold Title

Offers Over £350,000

www.ridgewayresidential.co.uk



A delightful detached bungalow offers a perfect blend of space and comfort. Built in 1955, the property boasts a generous layout that is ideal for families or those seeking a peaceful retreat.

With five well-proportioned bedrooms, there is ample room for relaxation and privacy. The three reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests, enjoying family time, or creating a quiet study area. The two bathrooms ensure convenience for all residents and visitors alike.

The exterior of the property is equally impressive, featuring parking space for up to four vehicles, making it a practical choice for families or those with multiple cars. The surrounding area is known for its friendly community and accessibility to local amenities, schools, and transport links, making it an ideal location for both work and leisure.

This bungalow is a rare find in the market, combining classic charm with modern living. It presents an excellent opportunity for anyone looking to settle in a peaceful yet well-connected neighbourhood. Do not miss the chance to make this lovely property your new home.

Your Dream Family Home: Perfect Connectivity Meets Suburban Charm
Perfect for growing families and busy professionals alike, this exceptional family home enjoys a highly coveted position just a short, convenient stroll from Padgate Train Station, offering seamless direct links to Liverpool and Manchester. Nestled in a warm, welcoming community, the property sits within the prime catchment area for highly regarded local schools, including Christ Church CofE Primary, Bruche Primary, and the centrally located Padgate Academy. Surrounded by the leafy, family-friendly pockets of Fearnhead and Woolston, you will enjoy the very best of suburban convenience with beautiful parks, local sports clubs, and the premier fitness facilities of the nearby Orford Jubilee Hub all on your doorstep. Combining an enviable commuter location with a safe, community-focused neighborhood, this property offers the ultimate setting for your family's next chapter.

Entrance Hall

Lounge Diner
25'11" x 11'11" (7.9 x 3.64)

Dining Kitchen
19'10" x 11'5" (6.06 x 3.5)

Morning Room
10'9" x 9'2" (3.3 x 2.8)

Cloakroom
6'10" x 2'7" (2.1 x 0.8)











Bedroom 1
13'9" x 13'5" (4.2 x 4.1)

Bedroom 2
11'9" x 10'1" (3.6 x 3.09)

Bathroom
7'10" x 7'8" (2.39 x 2.34)

Landing
21'7" x 3'11" (6.6 x 1.2)

Bedroom3
10'5" x 7'10" (3.2 x 2.4)

Bedroom 4
11'1" x 8'5" (3.39 x 2.59)

Bedroom 5
10'9" x 9'3" (3.3 x 2.84)

Bathroom
9'2" x 5'2" (2.8 x 1.6)

Council Tax Band
Council Tax Band D Payable to Warrington Borough Council

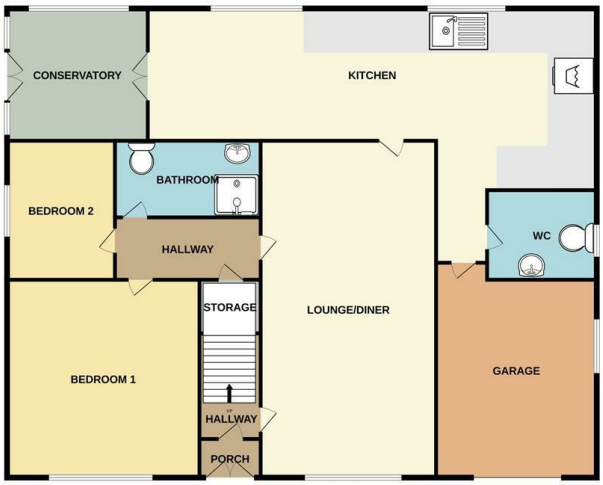
Tenure
Leasehold on a 990 year lease with 919 years remaining. £4.25 paid twice yearly

Viewings
Strictly via the selling agents Ridgeway Residential

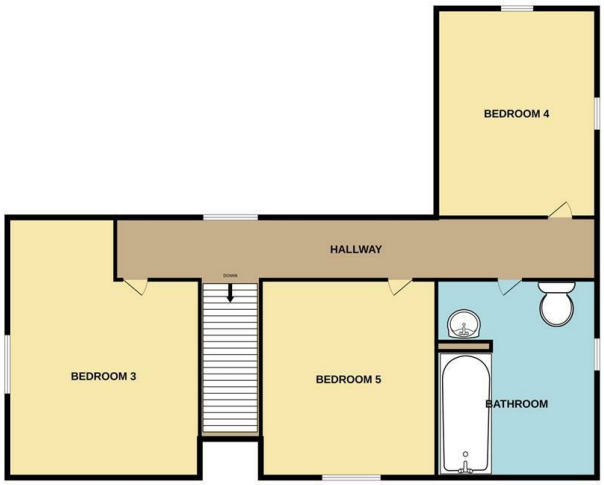
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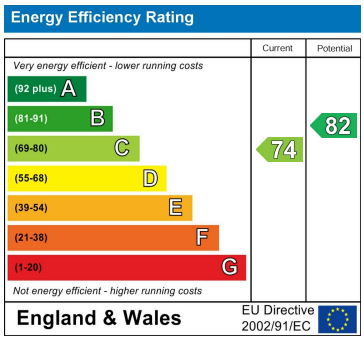
GROUND FLOOR

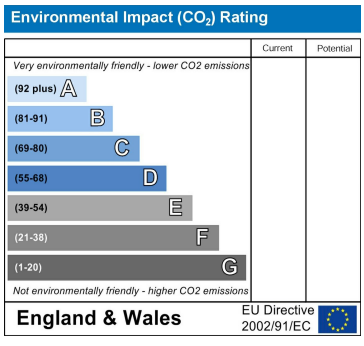


1ST FLOOR



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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RIDGEWAY
RESIDENTIAL SERVICES
19 The Cross, Lymm, Cheshire, WA13 0HR
T. 01925 756931
E. sales@ridgewayresidential.co.uk
www.ridgewayresidential.co.uk