

63 Cliftonville Road, Woolston, Warrington, WA1 4BL  
Offers In Excess Of £185,000



**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

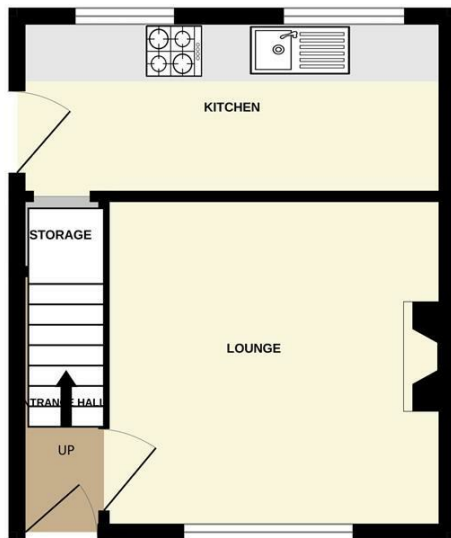




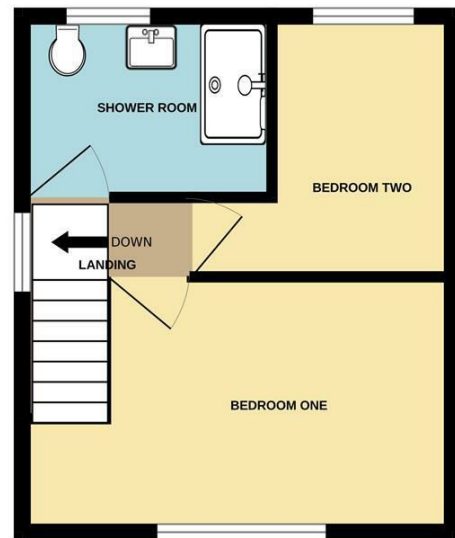
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GROUND FLOOR



1ST FLOOR



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