



Offers In The Region Of £200,000



Ridgeway are pleased to offer For Sale, a three bedroom semi-detached property, which is in need of some modernisation yet offers great potential. The property briefly comprises of Entrance hall, lounge and breakfast kitchen to the ground floor. On the first floor there are three bedrooms, and a family bathroom. To the front there is a driveway and a garden laid principally to lawn. To the rear there is a driveway leading to a single garage and an enclosed rear garden.

The property is located on a popular development in Bruche, close to motorway links and all local amenities.

Entrance Hall

Lounge

15'5 x 12'2 (4.70m x 3.71m)

Breakfast Kitchen

18'4 x 6'9 (5.59m x 2.06m)

Bedroom 1

13'1 x 11'7 (3.99m x 3.53m)

Bedroom 2

11'7 x 8'5 (3.53m x 2.57m)

Bedroom 3

7'2 x 6'2 (2.18m x 1.88m)

Bathroom

6'1 x 5'3 (1.85m x 1.60m)

Council Tax Band

Council Tax band B Payable to Warrington Borough Council

Tenure

Leasehold of 990 Years from 29th September 1935. Annual ground rent of £4 per annum.

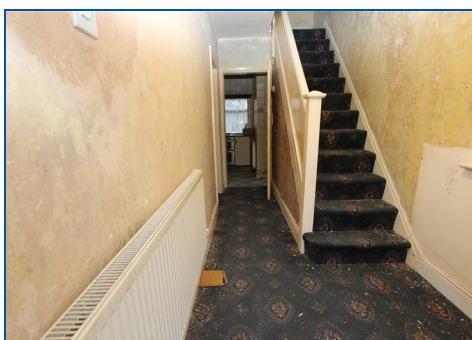
Local information

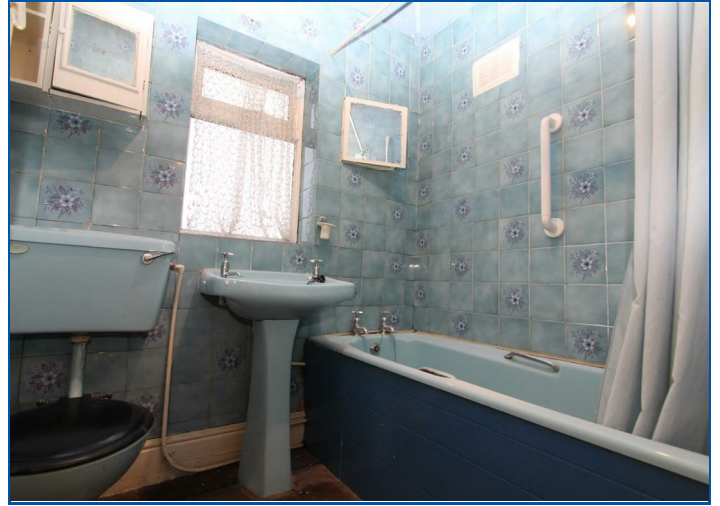
NEAREST STATIONS

Padgate Station

0.2 miles

Birchwood Station





1.5 miles

Warrington Central Station
1.7 miles

NEAREST SCHOOLS

Christ Church CofE Primary School Padgate
State School
Ofsted: Good
0.4 miles

Bruche Primary School Academy
State School
Ofsted: Good
0.3 miles

St Oswald's Catholic Primary School
State School
Ofsted: Good
0.3 miles

Padgate Academy
State School
Ofsted: Good
0.6 miles

Viewings

Strictly via the selling agents Ridgeway
Residential Estate Agents

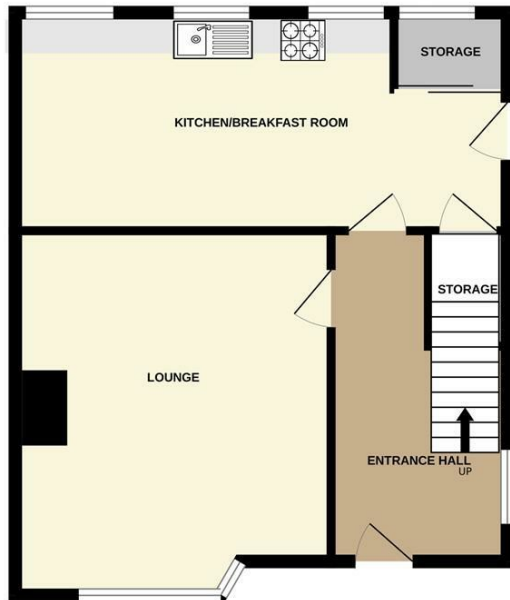
Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD

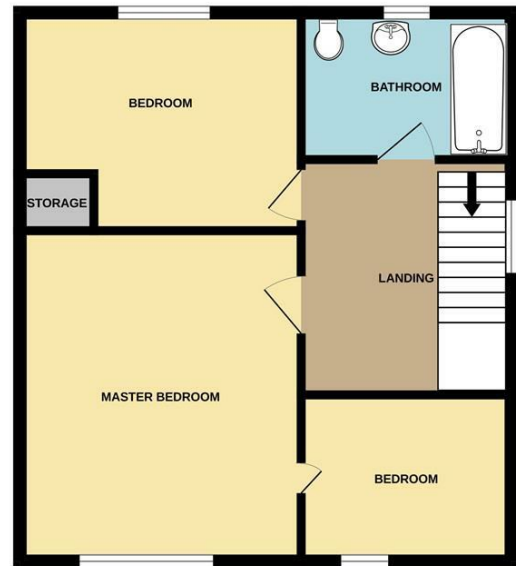
FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC