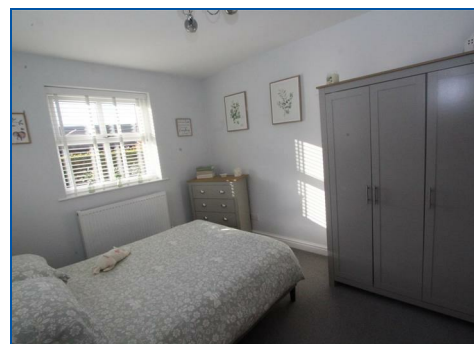
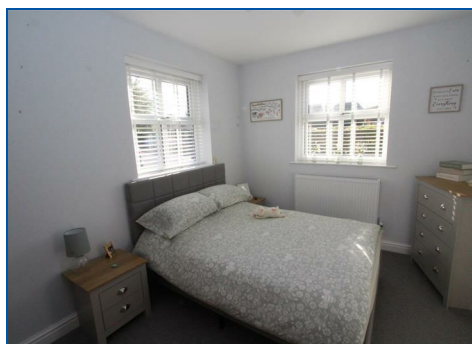




- Semi Detached Bungalow
- Upvc Double Glazing
- Parking Several Cars

- Gas Central Heating
- Fully Refurbished Throughout
- Viewing Essential

**Offers Over £295,000**





Situated on Southdale Road in the charming area of Paddington, Warrington, this immaculate semi-detached bungalow presents a wonderful opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bungalow features a modern Kitchen, designed with contemporary fixtures that enhance the overall appeal of the property.

The exterior of the home boasts parking for several vehicles, providing convenience for residents and visitors alike. The surrounding area is known for its friendly community atmosphere, making it an excellent choice for those who appreciate a sense of belonging.

This property is not only immaculate in its presentation but also offers a low-maintenance lifestyle, allowing you to enjoy your home without the burden of extensive upkeep. With its prime location in Warrington, you will benefit from easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

### Entrance Hall

### Lounge

11'5" x 16'7" (3.50 x 5.08)

### Kitchen

10'9" x 11'2" (3.29 x 3.42)

### Bedroom 1

9'4" x 11'5" (2.87 x 3.49)

### Bedroom 2

10'1" x 13'6" (3.08 x 4.12)

### Shower Room

5'10" x 6'6" (1.8 x 2)

### Tenure

Leasehold 1000 years from 22 April 1958

Lease Term Remaining

933 years

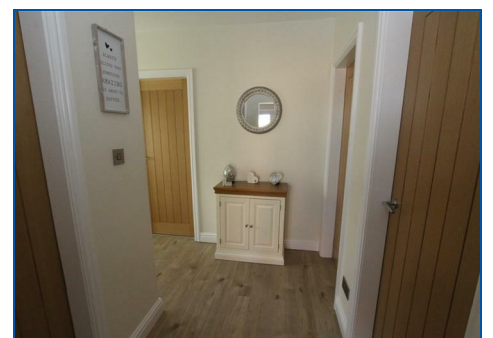
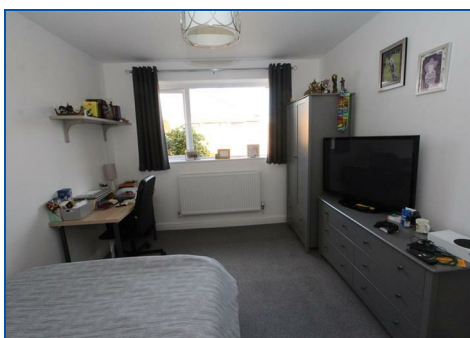
Ground Rent TBC

### Viewings

Strictly by appointment only via Ridgeway Residential

### Disclaimer

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**Information**

Tenure Leasehold Lease Start Date 21 Apr 1958.  
Lease End Date 22 Apr 2958. Lease Term 1000 years from 22 April 1958.  
Lease Term Remaining 933 years Ground rent £7.00 Per Year.

Local Authority Warrington Council Tax Band :B  
Annual Price: £1,774

Conservation Area No  
Flood Risk Very low  
Floor Area 645 ft 2 / 60 m 2  
Plot size 0.06 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
12 Mbps  
Superfast  
80 Mbps  
Ultrafast

1800 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin



## GROUND 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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