



- Deceptively Spacious Semi Detached Dormer Bungalow
- Open Plan Dining Kitchen
- Spacious & Versatile Living
- Under Floor Heating & Gas Central Heating
- Internal Viewing Essential to appreciate the size and Standard Of Accomodation on Offer

- Lounge with New Patio Doors overlooking the Rear Garden
- Three Bedrooms & Two Bathrooms
- Summer House / Home Office
- Desirable & Sought After Location
- No Onward Chain

**Offers In The Region Of £295,000**



Nestled in the tranquil Welsby Close, Fearnhead, Warrington, this charming semi-detached dormer bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 1,109 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The bungalow features a welcoming reception room, perfect for relaxation or entertaining guests. With two bathrooms, morning routines and family life are made effortless, ensuring that everyone has their own space. Built in the 1980s, this property combines classic design with modern living, providing a warm and inviting atmosphere.

Outside, the property benefits from parking for several vehicles, a valuable asset in today's busy world. The surrounding area is peaceful, offering a sense of community while still being conveniently located near local amenities and transport links.

This bungalow is a wonderful opportunity for anyone looking to settle in a desirable location in Warrington. With its spacious layout and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

Designed for refined modern living, this exceptional home offers a stunning contemporary kitchen complete with integrated appliances, breakfast bar and instant hot water tap. The space flows effortlessly into the elegant lounge, where full-height glass doors create a striking connection to the beautifully landscaped rear garden.

The first-floor master suite is a luxurious

sanctuary, boasting an en-suite with walk-in shower and a stylish dressing area. Two further bedrooms on the ground floor feature bespoke floor-to-ceiling fitted wardrobes, while the sleek family bathroom offers both a bath and separate shower.

The expansive rear garden is perfect for children, entertaining and relaxation, or possibly future extension (subject to planning), enhanced by a

versatile outbuilding ideal for a home office, gym or creative space. A generous driveway provides parking for multiple vehicles. Offered freehold and chain-free, this is luxury living at its finest.

#### **Entrance Hall**

16'2" x 4'3" (4.93 x 1.31)

#### **Lounge**

15'10" x 14'2" (4.83 x 4.32)

#### **Dining Kitchen**

17'10" x 11'8" (5.46 x 3.56)





**Bathroom**

10'11" x 6'10" (3.34 x 2.10)

**Bedroom 1**

10'11" x 10'9" (3.34 x 3.28)

**Bedroom 2**

9'4" x 7'3" (2.86 x 2.22)

**Dressing Area**

8'11" x 5'9" (2.72 x 1.76)

**First Floor Bedroom**

14'6" x 11'1" (4.43 x 3.38)

**First Floor Shower Room**

7'8" x 5'5" (2.36 x 1.66)

**Tenure**

The property is Freehold

**Council Tax**

Council Tax Band D Payable to Warrington Borough Council

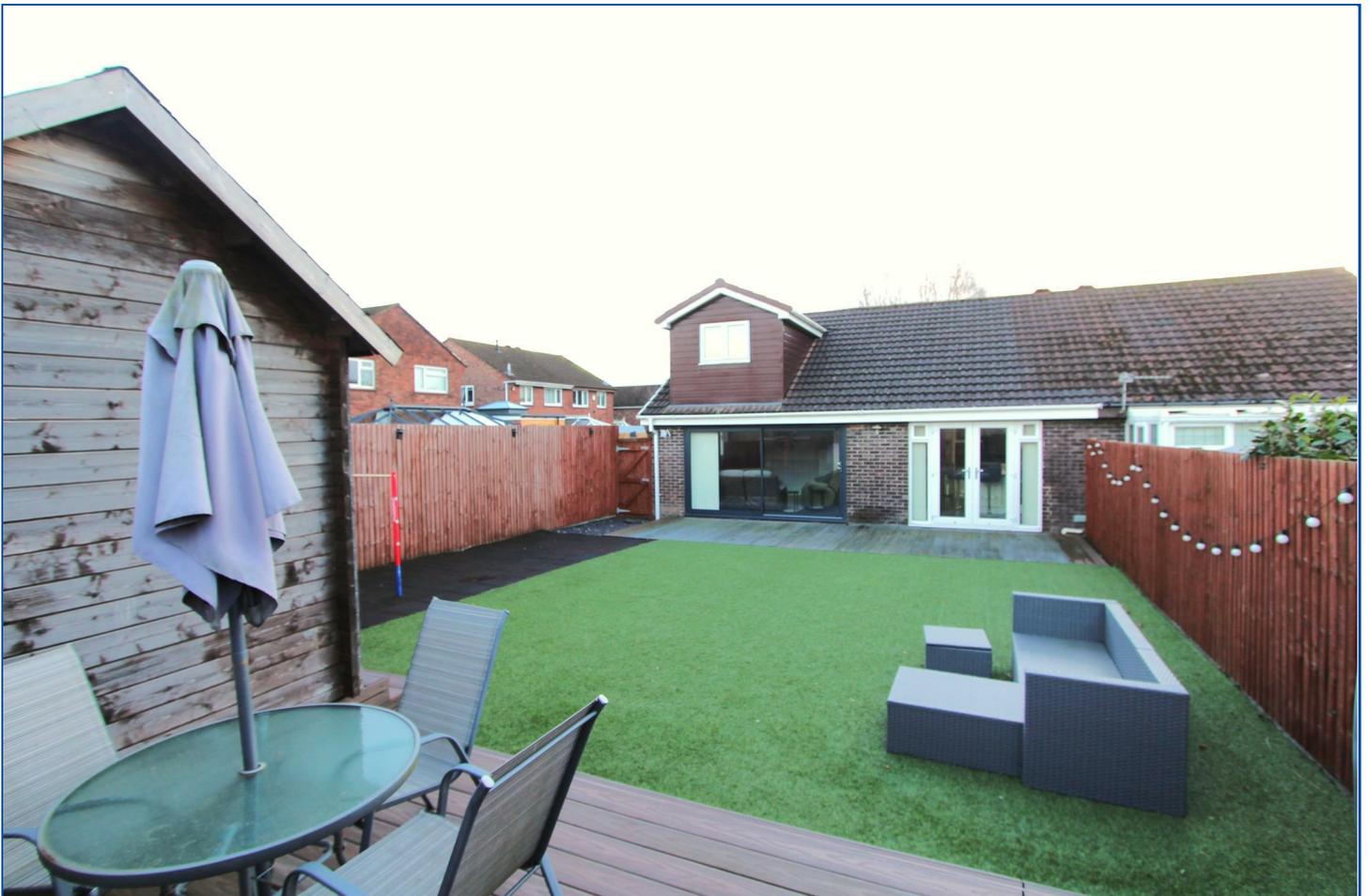
**Viewings**

Strictly via the selling agents Ridgeway Residential

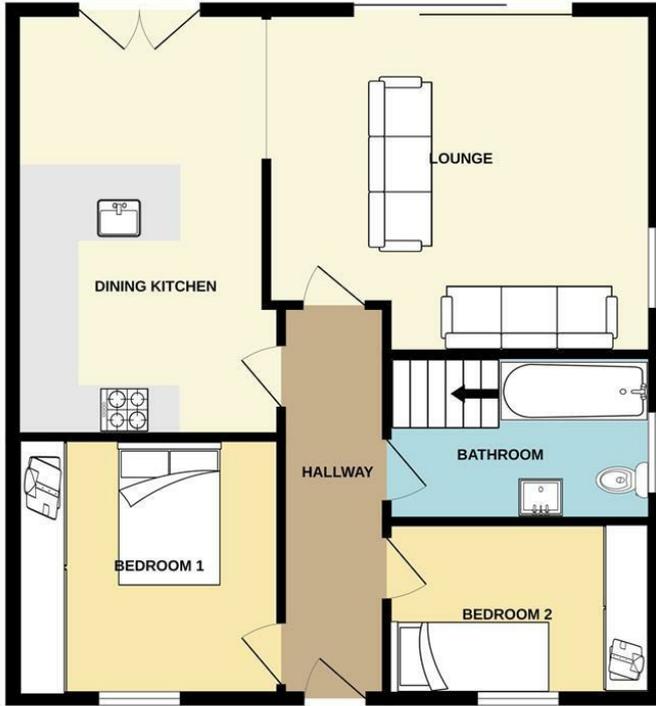
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GROUND FLOOR



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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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                             |  | 67                      | 80        |
|   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  |                         |           |
|   |  | EU Directive 2002/91/EC |           |