

5 Edale Close, Fairfield And Howley, Warrington,, WA1 2GR
Offers Over £195,000



RIDGEWAY
RESIDENTIAL SERVICES



Edale Close, Fairfield And Howley, Warrington,

Welcome to this charming semi-detached house located on Edale Close in the desirable area of Fairfield and Howley, Warrington. This delightful property, built after the year 2000, offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that the living space is both functional and appealing.

The house features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation.

The property is situated in a friendly neighbourhood, providing a sense of community while still being close to local amenities. With easy access to nearby parks, shops, and schools, this home is perfect for those seeking a balanced lifestyle.

- Semi Detached Property
- Friendly Development
- Immaculately Presented
- Modern Day Living
- Viewing Essential
- 2 Good Sized Bedrooms
- UPVC Double Glazing
- Gas Central Heating
- Driveway
- Gardens

Entrance Hall

3'3",16'4" x 6'6",226'4" (1,05 x 2,69)

Cloakroom

3'0" x 5'6" (0.93 x 1.69)

Lounge

9'10",196'10" x 13'1",236'2" (3,60 x 4,72)

Kitchen

6'6",180'5" x 6'6",226'4" (2,55 x 2,69)

Bedroom 1

6'6",255'10" x 9'10",314'11" (2,78 x 3,96)

Bedroom 2

2,02 x 3,39 (0.61m,0.61m x 0.91m,11.89m)

Bathroom

1,58 x 2,45

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.

Viewing Arrangements

Strictly via The Agents Ridgeway Residential Estate Agents

Council Tax

Council Tax Band B Payable to Warrington Borough Council

Tenure

Freehold

Information





Local Authority Warrington Council Tax Band: B
 Conservation Area No
 Flood Risk No

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

56 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

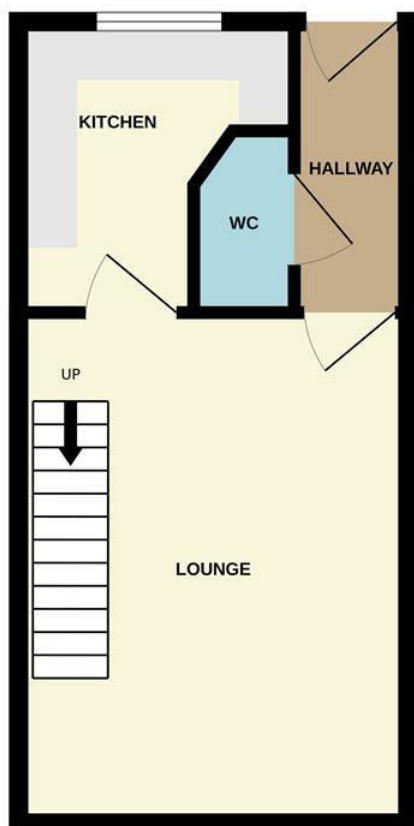
Virgin

R

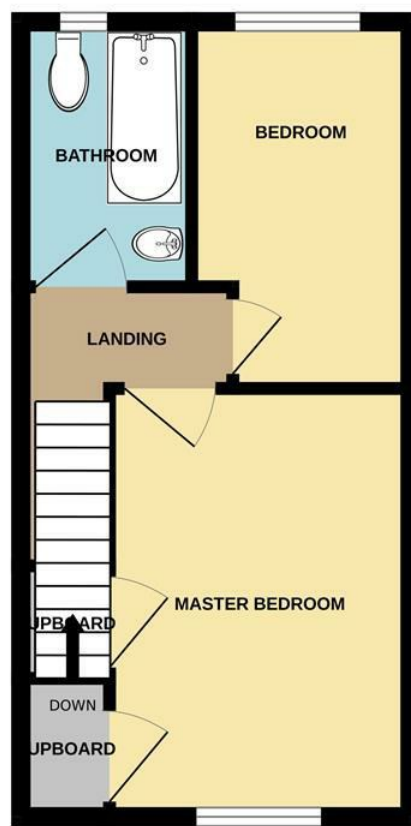




GROUND FLOOR



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.
Made with Metropix ©2026

