RIDGEWAY
RESIDENTIAL SERVICES

Vaudrey Drive
Warrington

- Extended Five Bedroom Link Detached
- Spacious Lounge
- Five Well Proportioned Bedrooms
- Walking Distance to primary Schools and Kings Acadamy
- Close Proximity to woolston nature reserve & new cut heritage & ecology trail
- Ground Floor Wet Room
- Open Plan Dining Kitchen
- Detached Garage and Carport
- Close to All Motorway networks
- No Onward Chain

Offers In The Region Of £300,000

www.ridgewayresidential.co.uk

Situated in the charming area of Woolston, Warrington, this delightful link-detached house on Vaudrey Drive offers a perfect blend of comfort and style. With five well proportioned bedrooms, this property is ideal for families seeking a welcoming home.

The two bathrooms ensure convenience for all residents, making morning routines a breeze. The house is designed to cater to modern living, with a thoughtful arrangement that maximises both space and light. The property is close to local amenities, schools, and parks, making it an excellent choice for those who value community and accessibility. Whether you are looking to settle down or invest, this home on Vaudrey Drive presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Don't miss the chance to make this lovely house your new home.

Entrance Hall

Wet Room

Lounge
24'7 x 11'6 (7.49m x 3.51m)

Dining Kitchen
21'2 x 117'9 (6.45m x 35.89m)

Bedroom 1
14'1 x 11'6 (4.29m x 3.51m)

Bedroom 2
11'6 x 9'10 (3.51m x 3.00m)

Bedroom 3
15'9 x 6'7 (4.80m x 2.01m)

Bedroom 4
8'10 x 7'3 (2.69m x 2.21m)

Bedroom 5
6'7 x 6'7 (2.01m x 2.01m)

Bathroom
7'7 x 5'7 (2.31m x 1.70m)

A spacious and substantially extended link-detached family home, offering generous and versatile accommodation in a popular residential location.
The property features a welcoming entrance hall, bright living room and impressive open-plan kitchen/dining room with sliding doors opening onto the private rear garden. A ground floor wet room adds further flexibility.
To the first floor are five well-proportioned bedrooms, including a main bedroom with fitted wardrobes, along with a family bathroom.
Externally, the property benefits from driveway parking, carport and detached L shaped garage, together with a

private rear garden ideal for family life and entertaining. Situated within the Kings Academy catchment area, with local amenities, schools and transport links close by. Offered for sale with no onward chain – a fantastic family home combining space, flexibility and convenience.

Tenure

Freehold

Council Tax band

Council Tax Band D £2488 per annum
Payable to Warrington Borough Council

Viewings

Strictly via the selling agent Ridgeway Residential Estate Agents

Information

Floor Area

1,065 ft 2 / 99 m 2

Plot size
0.06 acres

Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic 6 Mbps
Superfast 80 Mbps
Ultrafast 1800 Mbps

Satellite / Fibre TV Availability
B T
Sky
Virgin

Disclaimer

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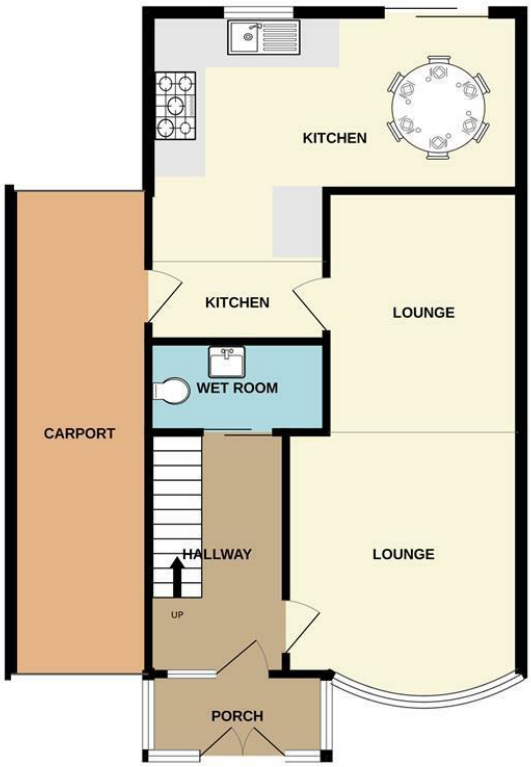
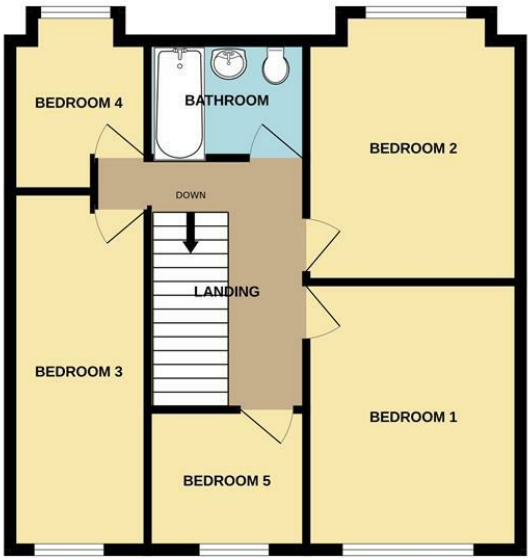
GROUND FLOOR



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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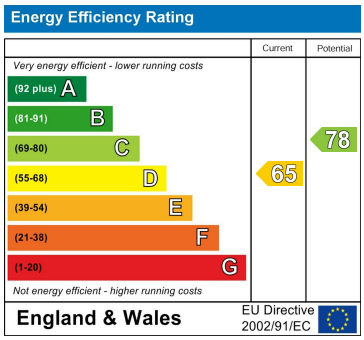

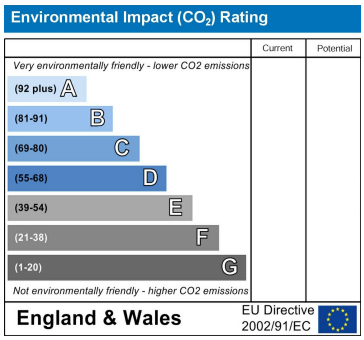

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