RIDGEWAY
RESIDENTIAL SERVICES

Greenwood Road
Warrington

- Extended Detached Dormer Bungalow
- Immaculate Throughout
- Two Reception Rooms
- Detached Double Garage
- Four Double Bedrooms
- Viewing Essential
- Popular Location
- Corner Plot

Offers Over £695,000

www.ridgewayresidential.co.uk

This impressive Detached Dorma Bungalow offers a unique opportunity for residential use. Set on a desirable corner plot, the property boasts a spacious layout with four well-appointed bedrooms, making it ideal for a family.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for entertaining . The versatile nature of these rooms allows for various configurations, catering to your specific needs. The property features a four piece bathroom to the first floor and En Suite w.c. to the Master Bedroom, ensuring convenience for both residents and guests.

The detached nature of the building enhances privacy and offers a sense of seclusion, while still being conveniently located. The surrounding area is known for its picturesque scenery and friendly atmosphere, making it an attractive place to live or work.

With its generous living space, versatile accommodation and prime location, this property presents an exceptional opportunity for those seeking a spacious family home in the heart of Lymm. Early viewing is highly recommended to fully appreciate the size, quality and flexibility of the accommodation on offer.

Externally, the property is further enhanced by a substantial double garage, complete with a motorised up-and-over door, a fitted workshop and a useful loft space providing excellent additional storage. Subject to the necessary planning permissions and building regulations, this versatile space offers fantastic potential for conversion into a self-contained annexe, home office suite or additional living accommodation, making it ideal for multi-generational living or those working from home.

ENTRANCE HALLWAY
15'5" x 16'7" (4.70 x 5.06)

CLOAKROOM

ORANGERY
16'11" x 14'11" (5.16m x 4.55m)

LOUNGE
14'6" x 11'10" (4.42m x 3.61m)

OPEN PLAN DINING KITCHEN
27'0" x10'4" max (8.25 x3.15 max)

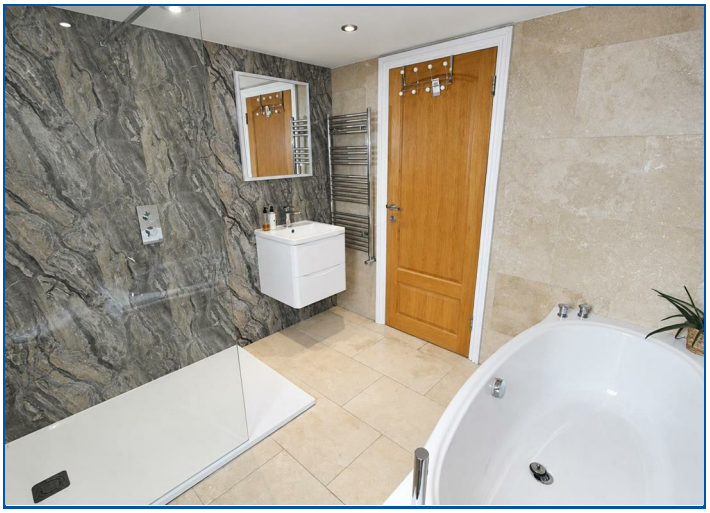
BEDROOM THREE
14'10" x 10'11" (4.53 x 3.33)

BEDROOM FOUR
9'11" x 9'10" (3.04 x 3.02)

LANDING

MASTER BEDROOM
13'9" x 9'10" (4.20 x 3.00)

EN SUITE



BATHROOM
8'3" x 7'11" (2.51m x 2.41m)

BEDROOM TWO

GARDEN

DOUBLE GARAGE
64'1" x 44'11" (19.55 x 13.71)

PROPERTY INFORMATION
Local Authority Warrington Council Tax Band: E
Conservation Area -No
Flood Risk - Very low
Plot size - 0.13 acres
Mobile coverage:-
EE
Vodafone
Three
O2
Broadband
Basic
18 Mbps
Superfast
70 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
B T
Sky
Virgin

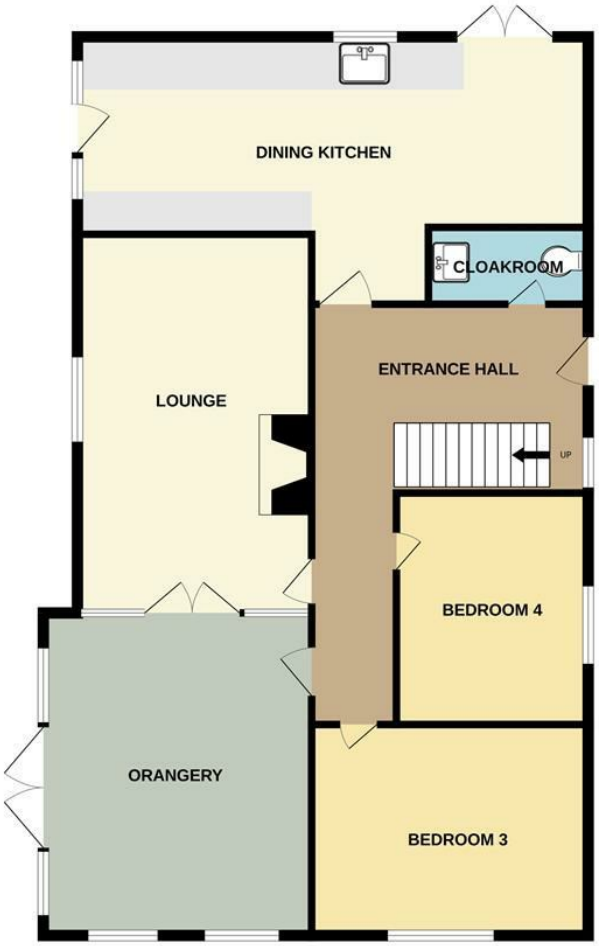
COUNCIL TAX
Payable to Warrington Borough Council - Band E.

TENURE
Freehold.
The land title is subject to a perpetual yearly rent charge of £17.50

VIEWINGS
Strictly by appointment via the selling agents Ridgeway Residential.

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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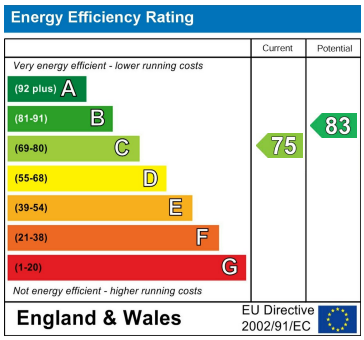

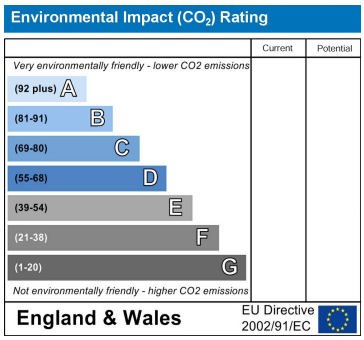

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