RIDGEWAY
RESIDENTIAL SERVICES

Park Lane
Warrington

- Private Development
- Dining Kitchen, Utility / Boot Room
- Three Double Bedrooms with En suite to Master
- Detached Garage & Allocated Parking
- Enclosed Rear Garden
- Terrace Barn Conversion
- Lounge Overlooking the Rear Garden
- Family Bathroom
- Immaculate Throughout
- No Onward Chain

Offers In The Region Of £475,000

www.ridgewayresidential.co.uk

This delightful barn conversion offers a unique blend of rustic charm and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking tranquillity. entertaining guests.

The property boasts two stylish bathrooms, ensuring convenience for all occupants. The thoughtful design of the barn conversion highlights its original features while incorporating contemporary finishes, creating a harmonious living environment.

For those with vehicles, the property includes a garage and parking, adding to the practicality of this lovely home. The surrounding area is peaceful and picturesque, making it an ideal retreat from the hustle and bustle of daily life, while still being conveniently located for access to local amenities and transport links.

This barn conversion is a rare find, offering a perfect balance of character and comfort in a sought-after location. Whether you are looking to settle down or invest in a property with charm, this home is sure to impress.

Welcomed to Rowswood Farm, This barn conversion is a rare find, offering a perfect balance of character and comfort in a sought-after location. Whether you are looking to settle down or invest in a property with charm, this home is sure to impress.

Dining Kitchen
15'9" x 13'8" (4.81 x 4.17)

Utility / Boot Room
11'2" x 7'10" (3.42 x 2.39)

Cloakroom
6'6" x 4'5" (1.99 x 1.37)

Lounge
14'1" x 12'0" (4.3 x 3.67)

Master Bedroom
10'6" x 10'5" (3.22 x 3.18)

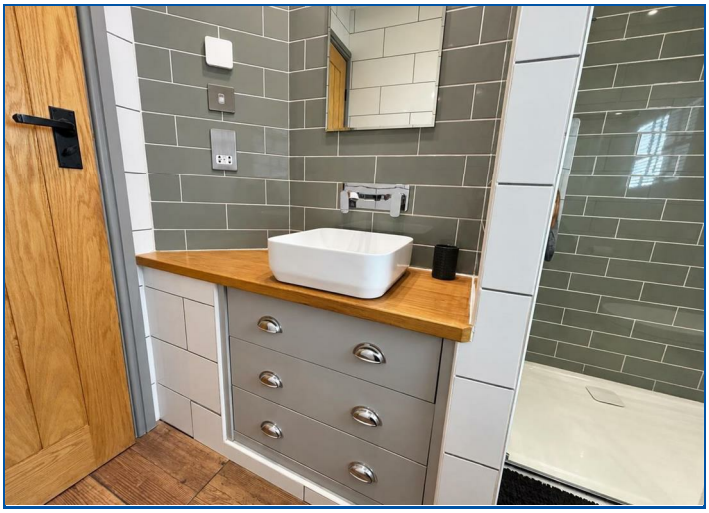
En Suite
6'1" x 4'7" (1.86 x 1.42)

Bedroom 2
12'3" x 9'2" (3.74 x 2.81)

Bedroom 3
12'3" x 8'1" (3.74 x 2.47)

Bathroom
7'6" x 5'5" (2.31 x 1.67)

Garage
18'10" x 9'2" (5.76 x 2.8)



Tenure

The property is Freehold
Management Charges: £125 per quarter, covering the maintenance and upkeep of the communal areas and grounds.
The development is self-managed, with each property owner owning one share in the limited management company.

Council Tax Band

Council Tax band D Payable to Warrington Borough Council

Viewings

Strictly Via the selling agents Ridgeway Residential Estate Agents

Additional Information

Broadband
Basic 13 Mbps
Ultrafast 1800 Mbps

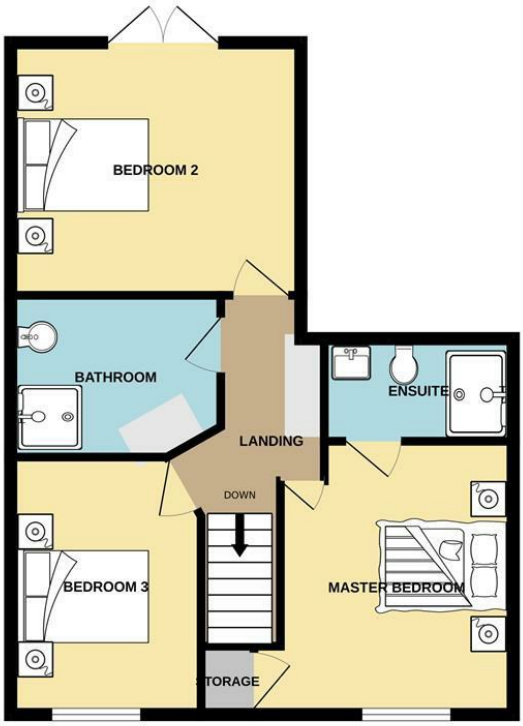
Satellite / Fibre TV Availability
BT
Sky
Virgin

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



2 ROWSWOOD FARM

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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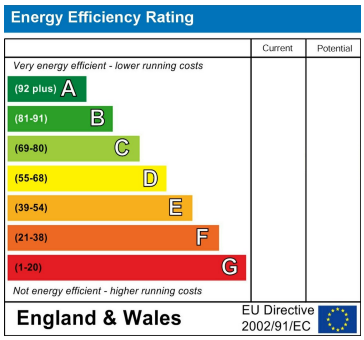

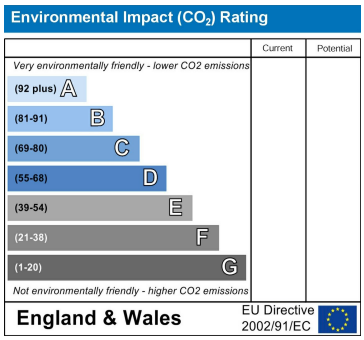

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