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HOWELL & CO.
SALES & LETTINGS









106 Bridgewater Avenue, Warrington, WA4 1SH

Offers In Excess Of £195,000

Well-Presented Three Bedroom Semi-Detached Home in a Sought-After Location
We are delighted to offer for sale this well-proportioned three-bedroom semi-detached property, ideally situated in a highly sought-after location close to a range of local amenities, schools and excellent transport links.
The accommodation briefly comprises an entrance hallway, a good-sized family lounge and a fitted kitchen with a range of wall and base units. To the first floor, the landing provides access to three generous bedrooms and a family bathroom.
Externally, the property benefits from gardens to both the front and rear elevations, together with driveway parking.
Offering spacious accommodation, this property would make an ideal family home and is sure to appeal to a range of buyers.
Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

ENTRANCE PORCH

HALLWAY

With stairs leading to the first floor accommodation, wood laminate flooring, feature wall panelling.

LOUNGE




Spacious family lounge with a Upvc double glazed window to the front elevation, wood laminate flooring, wall light points.

BREAKFAST KITCHEN





Fitted with a range of modern wall and base units incorporating a sink unit with mixer tap, cooker point, extractor unit, part tiled walls, two Upvc double glazed windows to the rear elevation, under stairs storage cupboard, wood laminate flooring, plumbed for a washing machine, exterior door to the side of the property.

FIRST FLOOR LANDING



With a Upvc double glazed window to the side elevation, feature wall panelling.

MASTER BEDROOM



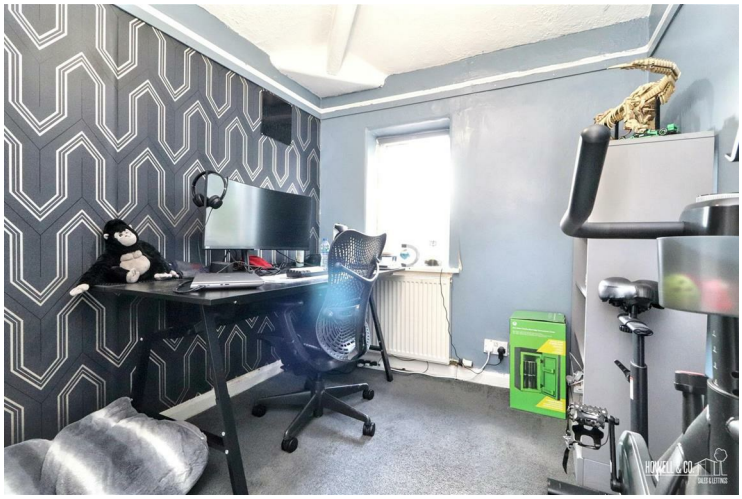

With a Upvc double glazed window to the front elevation.

BEDROOM TWO



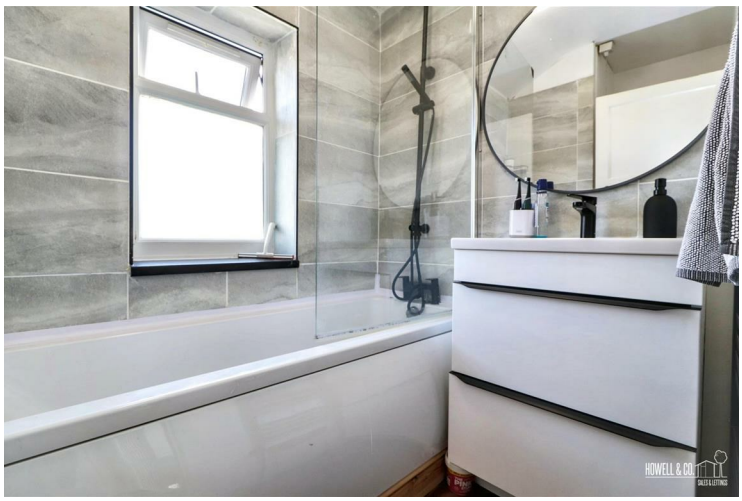
Double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE



With a Upvc double glazed window to the front elevation.

BATHROOM/W.C



Fitted with a low level w.c, wash hand basin with under storage unit and mixer tap, panelled bath with shower over and glass screen, tiled walls, Upvc double glazed window to the rear elevation.

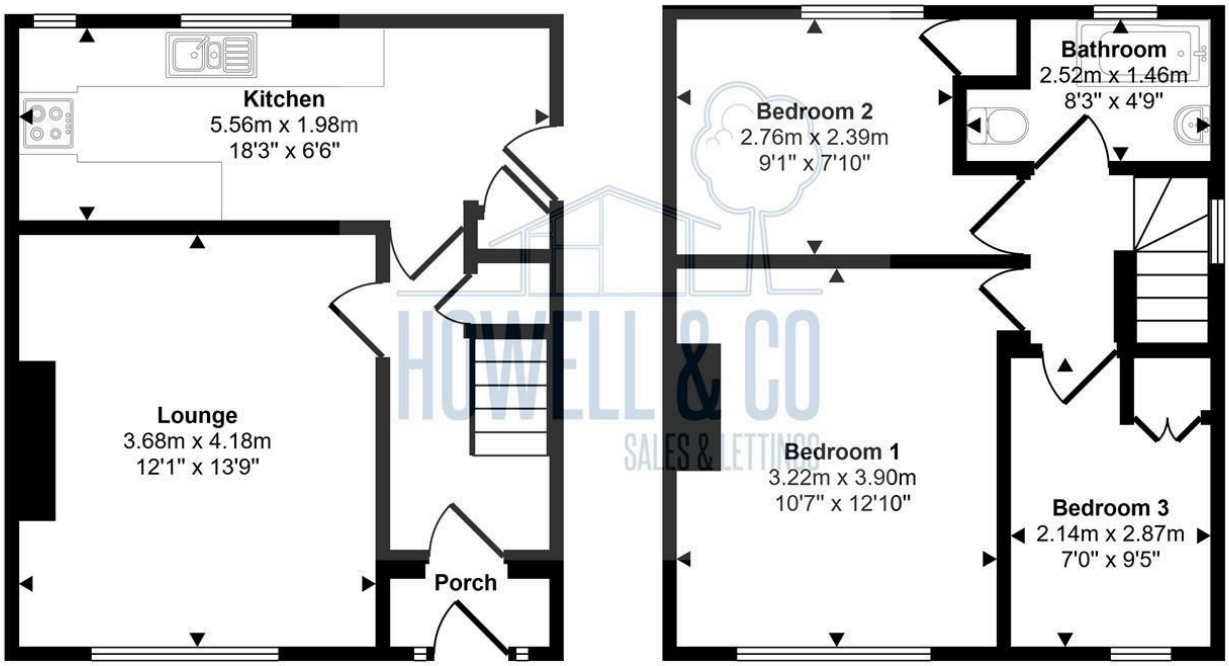
OUTSIDE





Externally the property's garden areas to the front and rear elevations along with off road driveway parking.

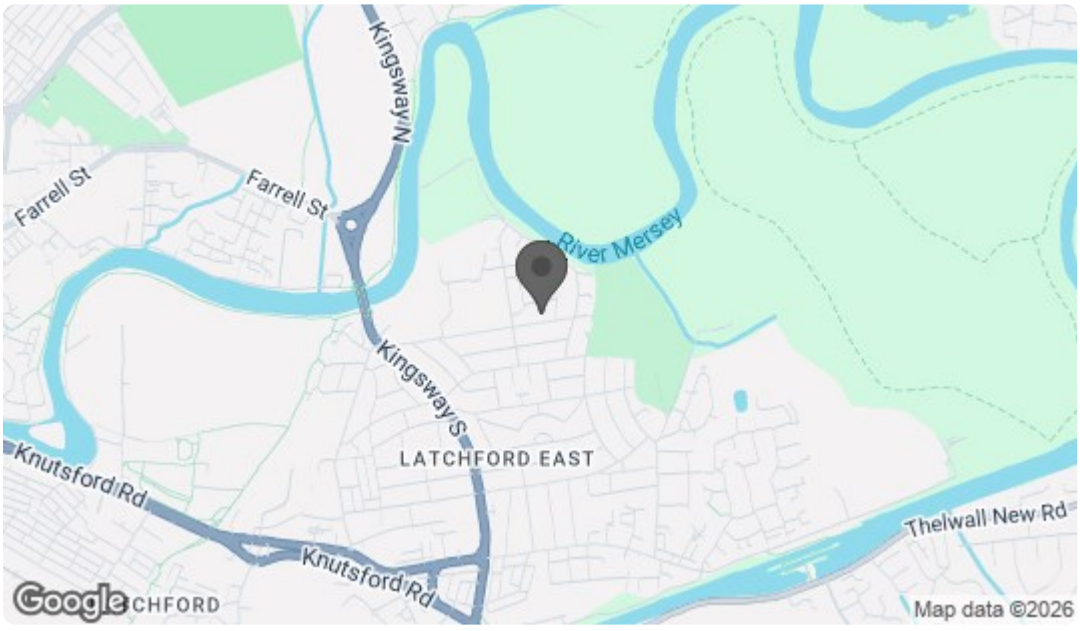
Approx Gross Internal Area
70 sq m / 750 sq ft

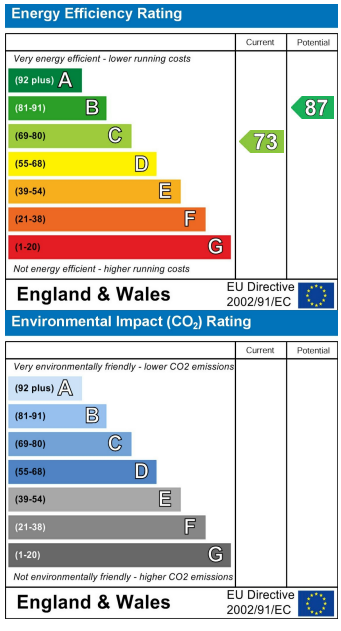


Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 35 sq m / 373 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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