





Rydal Avenue WA4  
Offers Over £325,000

3 2 2





This well appointed, traditional semi offers spacious family sized accommodation in a favourable cul-de-sac position on Rydal Avenue.

The accommodation has been modernised and reconfigured in recent years and briefly provides; entrance hall, lounge, refitted open plan kitchen / dining room with bi-folding doors, utility and a shower room to the ground floor. The first floor benefits from three bedrooms and a family bathroom with four piece suite. Outside there is driveway parking for two cars, a secure store room with electric roller door and a West facing garden with garden room.

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

### Agents Notes

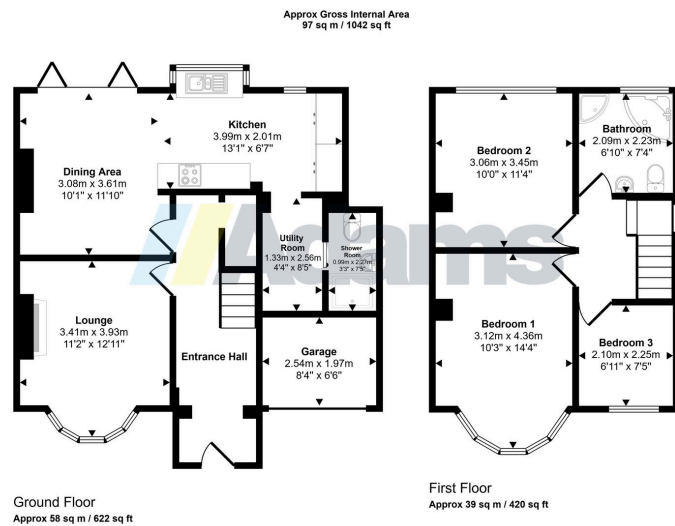
Tenure: Freehold

Council Tax Band: C

Local Authority: Warrington Borough Council

EPC rating: D





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.

- Traditional Semi-Detached House
- Popular & Convenient Location
- Utility Room
- Summer House
- Downstairs Shower Room
- Good Cul-De-Sac Position
- Open Plan Kitchen / Dining Room
- 3 Bedrooms
- Feature Slate Floor Throughout Downstairs

