

Lodge Lane, Warrington, WA5 £185,000



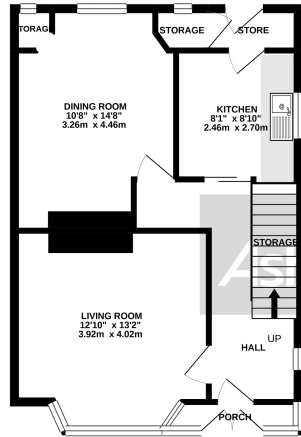
Across the road from Bewsey Lodge Primary School, this three-bedroom semi is bound to appeal to families and first-time buyers alike. This is a unique opportunity to secure a property so close to the school.

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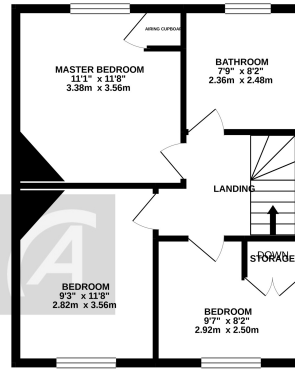
See more of this house at [ashtons.net](https://www.ashtons.net)



GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan presented 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, appliances and appliances shown here have been tested and no guarantee as to their operability or efficiency can be given.
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Across the road from Bewsey Lodge Primary School, this three-bedroom semi is bound to appeal to families and first-time buyers alike. This is a unique opportunity to secure a property so close to the school. With a generously sized plot and being within close proximity to the Town Centre, it makes for an attractive purchase. Arranged over two floors comprising; an entrance hall with stair access, a spacious bright and airy open plan lounge/dinner with bay window to the front, a NEW kitchen, and a further sitting room to the rear of the property (see floorplan). Upstairs there are three well-proportioned bedrooms, the master and second being particularly good sizes, landing, and a large NEW bathroom. Externally the property boasts a garden to the rear which is completed to a low maintenance paved areas and side access with gates. Please contact us at your earliest opportunity to avoid any disappointment.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

www.ashtons.net



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. **Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.ashtons.net/privacy-policy/>