

43 Pasture Lane, Poulton-with-fearnhead, WA2 0PZ
Offers In The Region Of £199,950



RIDGEWAY
RESIDENTIAL SERVICES



Pasture Lane, Poulton-with-fearnhead

This delightful mid-terraced house on Pasture Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a practical bathroom, ensuring that daily routines are both efficient and comfortable. The layout of the property maximises space, allowing for a functional living environment that caters to modern lifestyles.

Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it easy to access the wider Warrington area and beyond. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to create a lovely home in a sought-after location.

Do not miss the chance to view this charming mid-terraced house, where comfort and convenience await.

- Spacious Family Home
- GCH & Double Glazing
- Not Over Looked To The Rear
- Viewing Essential
- Good Sized Rear Garden
- Popular Location

Entrance Hall

6'2" x 13'5" (1.9 x 4.09)

Lounge

5.42 x 3.20 (1.52m.12.80m x 0.91m.6.10m)

Kitchen/Diner

3.50 x 4.09 (0.91m.15.24m x 1.22m.2.74m)

Bedroom 1

11'8" x 12'6" (3.58 x 3.82)

Bedroom 2

8'11" c 10'10" (2.74 c 3.32)

Bedroom 3

8'11" x 6'7" (2.72 x 2.02)

Bathroom

8'11" x 5'6" (2.72 x 1.70)

Tenure

Leasehold Lease Start Date 02 Aug 1981

Lease End Date 03 Aug 2106

125 years from 3 August 1981

Lease Term Remaining 81 years

Council Tax

Payable to Warrington Borough Council Band B





Disclaimer

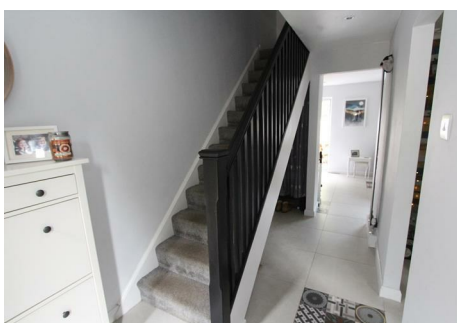
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Information

Conservation Area No
Flood Risk Very low
Floor Area 818 ft² / 76 m²
Plot size 0.03 acres
Mobile coverage EE, Vodafone, Three, O2
Broadband Basic 15 Mbps Superfast 109 Mbps Ultrafast 1800 Mbps
Satellite / Fibre TV Availability BT, Sky, Virgin

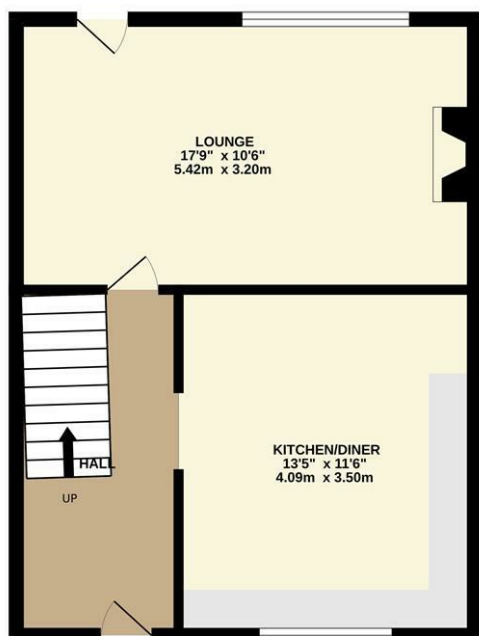
Viewings

Strictly via appointment only with Ridgeway Residential

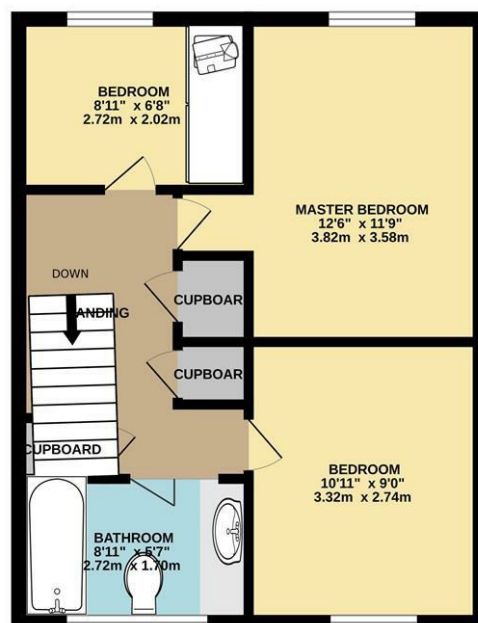




GROUND FLOOR



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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