



69 Hawkshead Road, Warrington, WA5 4PW

£175,000



**STAPLETON
DERBY**

Tucked away into a tranquil cul-de-sac on Hawkshead Road, this charming semi-detached house in Burtonwood, Warrington, presents an excellent opportunity for those seeking a family home with potential. Boasting three well-sized bedrooms, this property is perfect for families or those looking for extra space.

Upon entering, you will find a spacious lounge that benefits from a storage cupboard and seamlessly opens into the kitchen, creating a welcoming environment for both relaxation and entertaining. The modern shower room suite to the first floor adds a contemporary touch, ensuring comfort for all residents, and there is more storage too off the main landing.

The property also features an integral garage and a large driveway, providing ample parking for up to three vehicles, a rare find in residential areas. While the home requires a little tender loving care, it serves as a blank canvas, allowing you to personalise and transform it into your dream abode. The new roof was added in 2024, and the Worcester combi boiler makes the home great on energy efficiency.

Conveniently located close to local schools and amenities, this semi-detached house is ideal for families looking to settle in a peaceful community. With no onward chain, you can move in without delay and start making memories in your new home. This property is not to be missed, offering both space and potential in a desirable location.





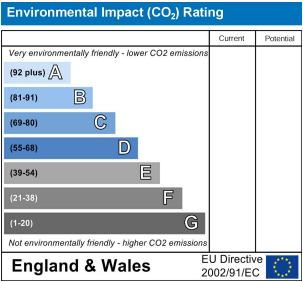
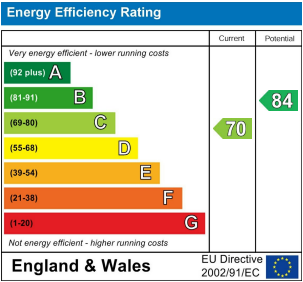
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