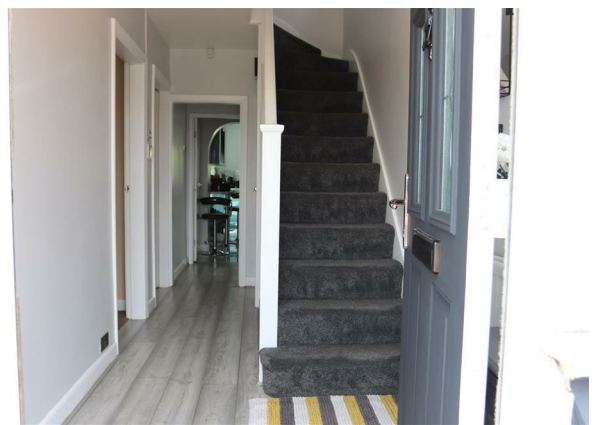
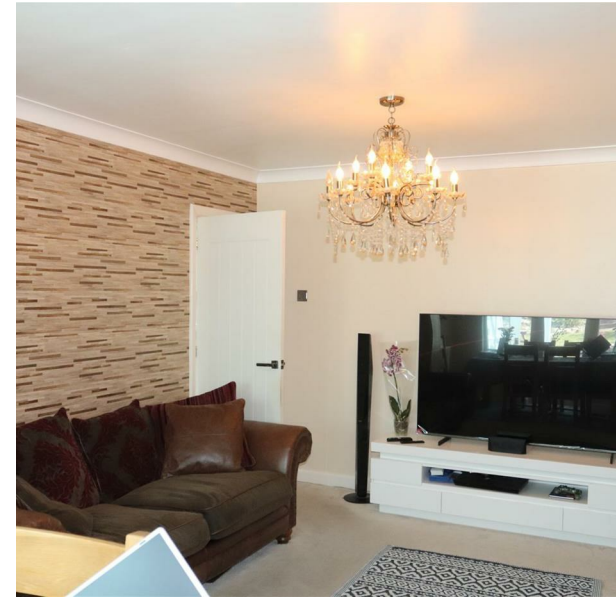


City Road, Tividale, B69 1QZ
Offers Over £300,000
Council Tax Band: B



Nestled on the charming City Road in Tividale, this delightful house offers a perfect blend of character and modern living. Built in 1935, the property boasts a generous living space of making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests with a downstairs toilet and an extended kitchen and conservatory or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide ample accommodation, ensuring comfort for all members of the household.

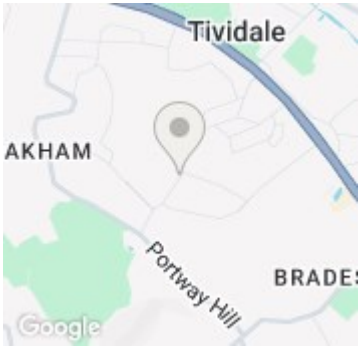
The property features a well-appointed bathroom, designed for both functionality and relaxation. The house retains its period charm while offering the potential for personal touches to make it truly your own.

Situated in a convenient location, residents will benefit from easy access to local amenities, schools, and transport links, making daily life a breeze. The surrounding area is known for its friendly community atmosphere, providing a wonderful environment for families and individuals alike.

This charming home on City Road is a rare find, combining historical appeal with modern convenience. Whether you are looking to settle down or invest, this property presents an excellent opportunity to create lasting memories in a lovely setting. Do not miss the chance to view this delightful house and envision your future here.



The Hive Sankey Street, Warrington, WA1
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC