



# Powder Mill Road, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Three Double Bedrooms
- Large Lounge
- South Facing Garden
- Great Location
- Family Home
- Modern Interior
- Ready to Move In To
- Office Space
- Driveway Parking
- En Suite Bathroom

## DESCRIPTION

A fabulous modern family home in the popular development of Edgewater Park. This lovely property celebrates three double bedrooms, a large lounge and kitchen with French doors leading to the rear garden. Benefitting from a garage with office space.

Entry into the home is via the welcoming hallway which leads through to the fantastic sized lounge with dual aspect windows which allows natural light to flow through the room. Adjacent to the lounge is the kitchen diner which proves access to the garden. The ground floor is also home to a handy utility room as well as a WC. To the first floor there are three fantastic sized bedrooms and a family bathroom. Bedroom one is home to an En-suite as well as fitted wardrobes.

This property also benefits from a garage that has been converted to offer office space.

## GARDEN

Leading from the kitchen/dining room, this home enjoys a beautiful south facing garden that enjoys the sun throughout the day and has a wonderful patio area, perfect for al fresco dining. There is also a driveway and on road parking is available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.71m x 3.83m Lounge
- 4.71m x 2.88m Dining Kitchen
- 1.91m x 2.00m Utility Room
- 0.85m x 0.97m WC
- 3.39m x 2.66m Garage
- 1.85m x 2.66m Office

### FIRST FLOOR

- Landing
- 3.83m x 2.69m Bedroom One
- 1.16m x 2.03m En-suite
- 2.32m x 2.92m Bedroom Two
- 2.32m x 2.92m Bedroom Three
- 1.96m x 2.00m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

## LOCATION

Close to the banks of The Manchester Ship Canal, Edgewater Park is located in the leafy outskirts of Warrington. This sought-after development offers a variety of properties, including apartments, townhouses and larger family homes. Edgewater Park is just a short walk away from the great amenities Latchford village has to offer, including a supermarket, post office and plenty of independent boutiques. The Trans Pennine Trail is also close by; perfect for walks and cycling. Stockton Heath and Warrington Town Centre are both just a short drive away, meaning residents are spoilt for choice when it comes to shopping and dining out. There is a range of great schools close by and residents benefit from being in close proximity to the M6 and M56 motorways.

## DISTANCES

- Westy Park 10 minute walk
- Latchford Village 15 minute walk
- Stockton Heath 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 22 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

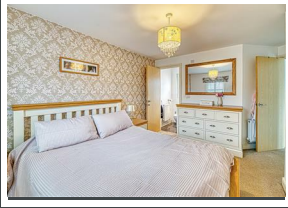
**Council Band:** C

**Tenure:** Leasehold

### Contents, Fixtures and Fittings

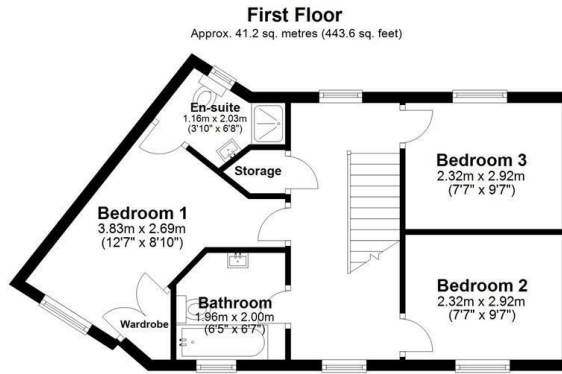
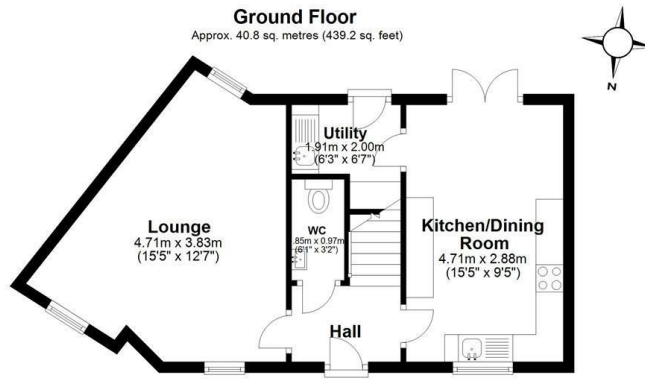
Not included in the asking price. These items may be available under separate negotiation.



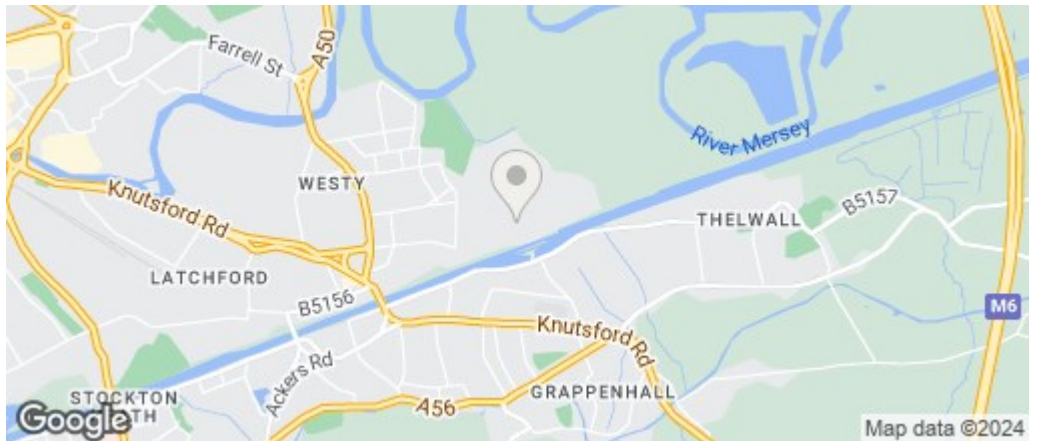
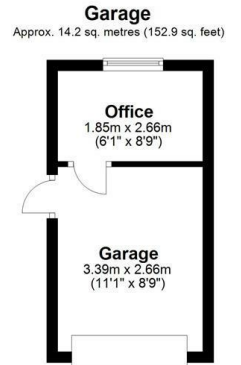


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070