



# Chepstow Close, Callands Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Move In Ready
- Perfect For Investors
- Valid Gas Safety
- Driveway Parking
- No Chain
- Two Bedrooms
- First Time Buyers
- Valid EICR
- Modern Kitchen
- Freehold

## DESCRIPTION

A well maintained and move in ready home, nestled in a quiet cul-de-sac and offered for sale with no onward chain. Showcasing a modern kitchen, driveway parking, two bedrooms and being perfectly positioned near to local amenities and transportation links, makes this an ideal property for first time buyers and investors.

Upon entering, you are greeted by a warm and inviting lounge with lots of natural light flowing through the bay window, creating a lovely reception area. The beautifully bright kitchen/breakfast area showcases a modern and sleek kitchen along with an updated stable door leading into the low-maintenance garden, offering the perfect space for entertaining guests during the summer months. To the first floor, there are two bedrooms, providing comfortable retreats for rest and relaxation. Completing the upstairs is the three piece family bathroom and two additional storage areas.

## GARDEN

Occupying a good-sized plot and tucked away in a quiet cul-de-sac, this property offers a low-maintenance rear garden with ample potential. This outdoor space has the added benefit of being surrounded by tall, mature trees for privacy and is ideal for unwinding and entertaining friends and family during the summer months. To the front, there is off-road parking for two vehicles.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.22m x 3.58m Lounge
- 2.49m x 3.58m Kitchen/Breakfast Area

### FIRST FLOOR

- Landing
- 3.43m x 2.55m Bedroom One
- 3.28m x 1.71m Bedroom Two
- 2.40m x 1.77m Bathroom

## SERVICES

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

## LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities, being so close to a supermarket, cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

## DISTANCES

- Gemini Retail Park 1 mile
- Warrington Town Centre 3 miles
- Liverpool City Centre 18 miles via M62
- Manchester Airport 20 miles via M56
- Manchester City Centre 20 miles via M56
- Chester City Centre 31 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** A

**Tenure:** Freehold

### Contents, Fixtures and Fittings

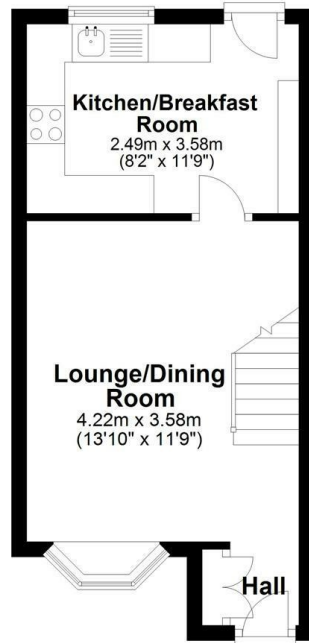
Not included in the asking price. These items may be available under separate negotiation.





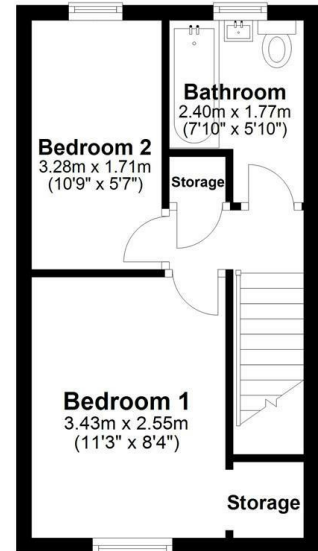
### Ground Floor

Approx. 25.9 sq. metres (278.9 sq. feet)

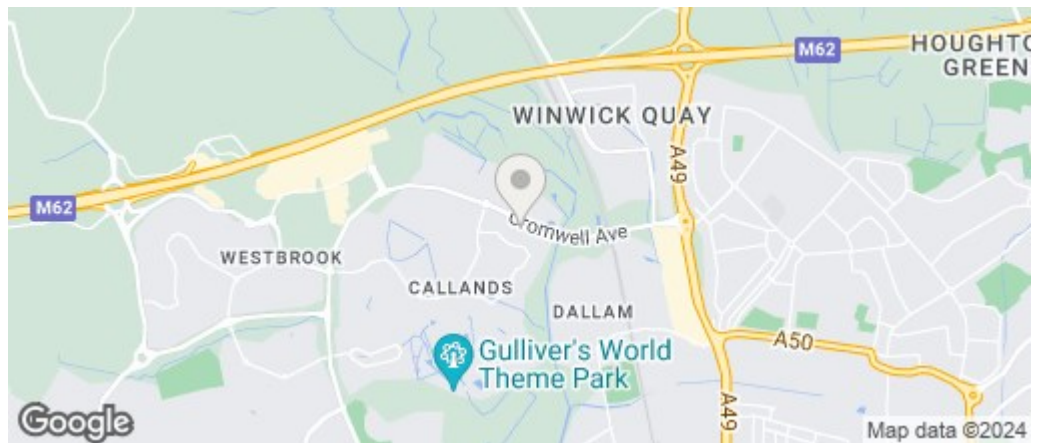


### First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 50.5 sq. metres (543.5 sq. feet)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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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