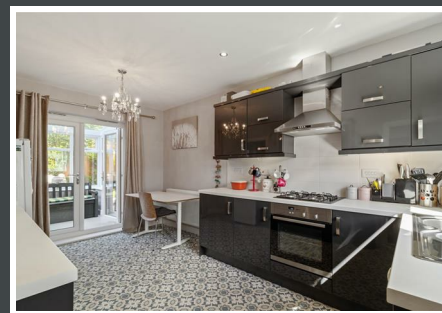




Edgewater Place, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Conservatory
- Popular Location
- Neutral Decor
- Great Sized Garden
- Large Lounge
- Family Home
- Ample Living Space
- Garage
- En-Suite Bathroom

DESCRIPTION

A modern semi-detached home located in the sought-after Edgewater Place. This property boasts a modern interior, three bedrooms and a lovely garden. Being within walking distance to the local schools and gorgeous canalside walks nearby, this stylish and comfortable home is not to be missed.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is plenty of space for a growing family or for those in need of a home office or guest room.

Situated in a popular development, this home offers not just a place to live, but a community to be a part of. Whether you enjoy peaceful walks by the canal or prefer the convenience of nearby amenities, Edgewater Place has something for everyone.

GARDEN

Leading from the conservatory this property enjoys a lovely garden to the rear. There is also allocated parking available as well as a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.71m x 4.01m Lounge
- 4.71m x 2.88m Kitchen/Dining Room
- 1.55m x 1.81m Conservatory
- 5.38m x 2.78m Garage

FIRST FLOOR

- Landing
- 3.18m x 4.02m Bedroom One
- 2.36m x 2.95m Bedroom Two
- 2.30m x 2.93m Bedroom Three
- 1.96m x 1.85m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 150Mb (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

- Latchford Village 1 miles
 - Stockton Heath 2 miles
 - Walton Gardens 3 miles
 - Warrington Town Centre 3 miles
 - Manchester Airport 15 miles via M56
 - Manchester City Centre 20 miles via M56
 - Liverpool City Centre 22 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

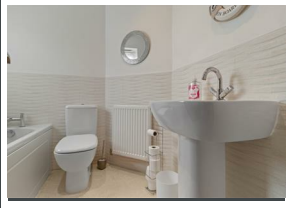
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

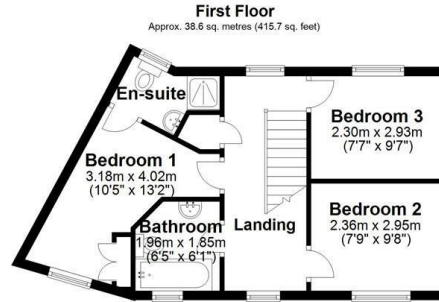
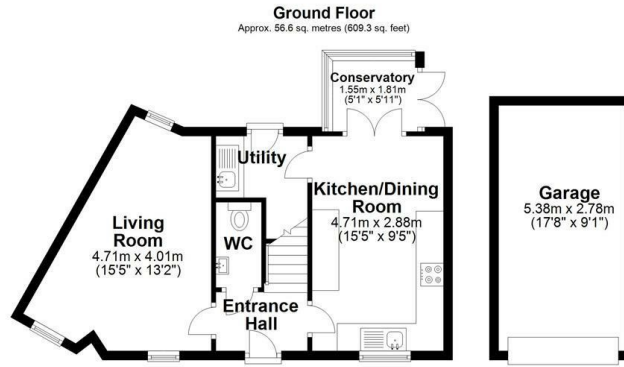
Not included in the asking price. These items may be available under separate negotiation.





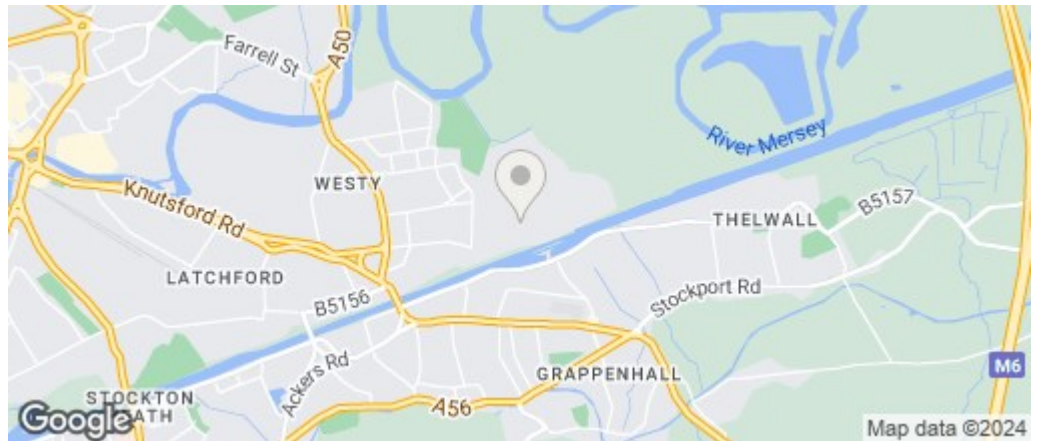
IMPORTANT NOTICE

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. 95.2 sq. metres (1025.0 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such.
Produced by Openright.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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