



# Powder Mill Road, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Stunning Garden
- Modern Decor
- Ready To Move Into
- Close To Amenities
- Friendly Neighbourhood
- Close To Schools

## DESCRIPTION

Offered for sale with no onward chain, we proudly present this stunning four bedroom detached family home. This property offers a perfect blend of modern comfort and timeless elegance. Located in a peaceful and highly sought-after neighborhood, this home provides ample space for family living and allows for easy commutes to local schools.

Entry to the property is granted via the hallway, providing easy access to all areas of this home. To the left of the hallway, you will find a spacious living room featuring multiple windows allowing for natural light to flood this space. This room is the perfect place for family entertainment or relaxation. The heart of this home is the beautiful modern kitchen that boasts integrated appliances, ample cupboard space and lengthy countertops - perfect for meal preparation. The kitchen is situated to the rear of the property providing a stunning view of the rear garden - perfect for supervising the children play whilst preparing meals. The ground floor concludes with a separate dining room, utility and WC.

As you ascend the stairs you will find four double bedrooms each offering ample storage for your additional furniture desires. Bedroom One features a private en-suite bathroom adding a sense of luxury to this home. The other three bedrooms have access to the family bathroom providing all of the necessities for your daily routine.



## THE GARDENS

To the rear of this property you will find a stunning and easy to manage garden. Featuring both grass and paving stones, this space can be easily enjoyed by all.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.38m x 3.60m Lounge
- 2.40m x 3.61m Dining Room
- 3.90m x 3.61m Kitchen
- 1.54m x 1.92m Utility Room
- 0.99m x 1.92m WC

### FIRST FLOOR

- Landing
- 3.55m x 3.38m Bedroom One
- 1.74m x 2.45m En-suite
- 3.39m x 3.60m Bedroom Two
- 2.73m x 3.38m Bedroom Three
- 2.89m x 2.40m Bedroom Four
- 1.60m x 2.87m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 500Mb (Via Sky)



## 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:** E

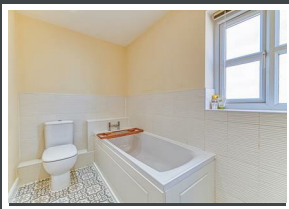
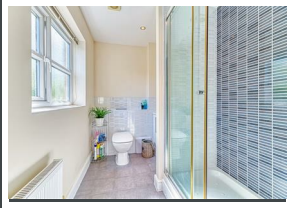
**Tenure:** Leasehold

(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.



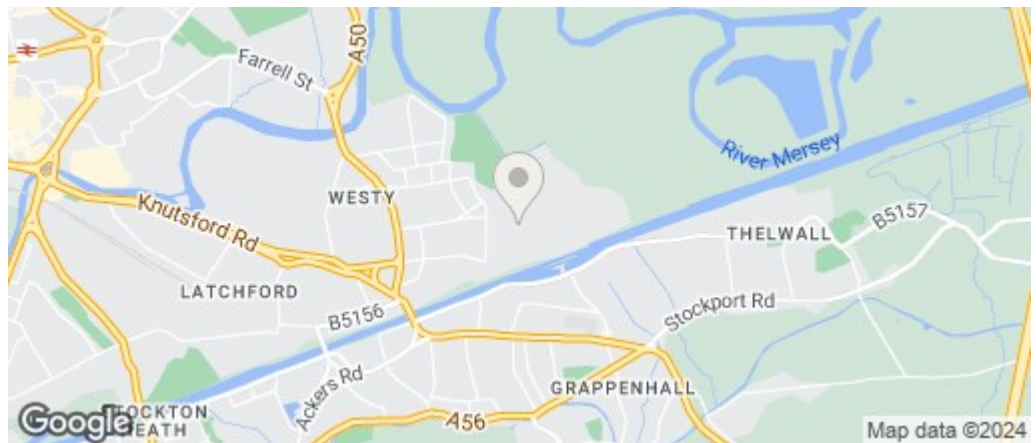
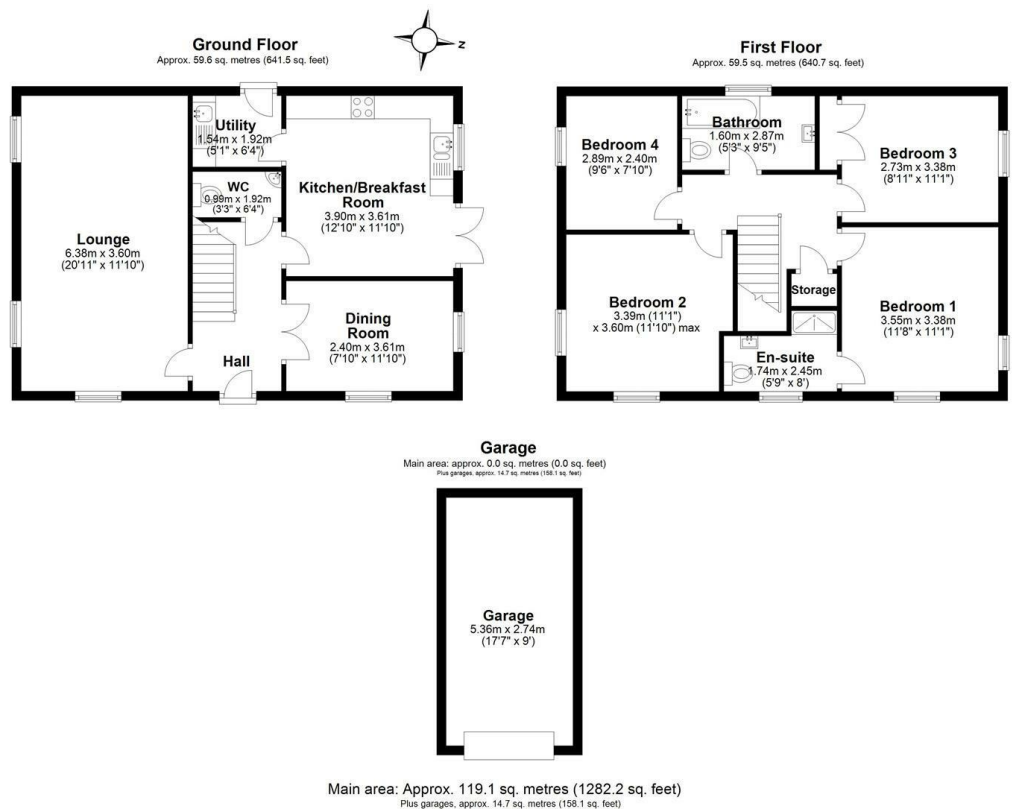


## IMPORTANT NOTICE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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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