



Kerridge Drive, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Townhouse
- Family Home
- Modern Kitchen
- Beautiful Garden
- Close to Amenities
- Four Bedrooms
- Ample Living Sapce
- Immaculate Throughout
- Parking Avaibale
- Close to Schools

DESCRIPTION

We present a modern townhouse, showcasing four bedrooms and situated on the popular Riverside Point Development overlooking the River Mersey. Set over three floors, this ideal home boasts a large living space, a fitted kitchen/diner, ample space throughout, as well as a inviting and low maintenance garden. This property will make the perfect family home.

As you step inside, you are greeted by the modern and sleek kitchen/dining area, which boasts integrated appliances. From here you access the spacious lounge, with patio doors leading out to the garden allowing the perfect ambiance between indoor and outdoor living. This layout is ideal for both relaxing evenings with family and entertaining guests with ease. Completing the downstairs is a handy storage space and a convenient WC.

This townhouse spans over three stories with the first floor benefitting from three well proportioned bedrooms and the family bathroom. Ascending to the second floor, there is a luxurious master bedroom which is complete with an En-suite bathroom and built-in wardrobes, offering a tranquil and private escape.



GARDEN

Sitting on a great sized plot, this garden enjoys a well maintained and inviting rear garden. This private outdoor space consists of low-maintenance artificial lawn and a patio seating area, which is great for entertaining family and friends. There is also allocated parking provided for two vehicles.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.15m x 5.06m Lounge
- 4.65m x 2.93m Kitchen/Dining Room
- 1.66m x 0.93m WC

FIRST FLOOR

- Landing
- 4.11m x 2.93m Bedroom Two
- 3.65m x 2.93m Bedroom Three
- 3.16m x 2.03m Bedroom Four
- 1.69m x 2.03m Bathroom

SECOND FLOOR

- 5.15m x 3.18m Bedroom One
- 1.89m x 2.66m En-suite

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

LOCATION

Situated on the Riverside Point Development, this property is located in a very popular location. Within walking distance to Warrington Town Centre which is home to the Golden Square Shopping Mall as well as two train stations. The leafy Black Bear Path is also just a short walk along the river to the rear of the development which leads to Victoria Park.

DISTANCES

- Victoria Park 18 minute walk
- Warrington Town Centre 24 minute walk
- Manchester Airport 15 miles via M56
- Manchester City Centre 18 miles via M56
- Liverpool City Centre 20 miles via M62
- Chester City Centre 22 miles via M56

(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.



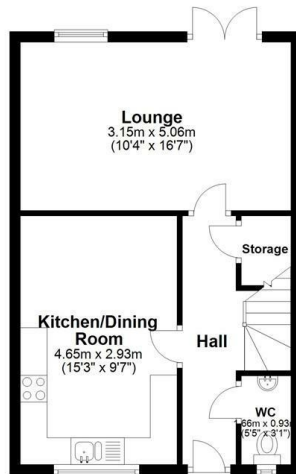


IMPORTANT NOTICE

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.

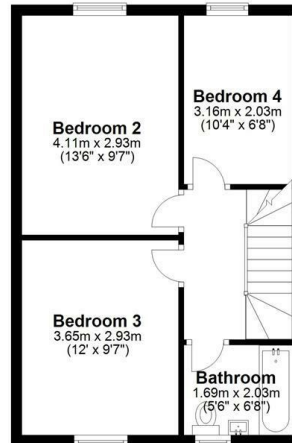
Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



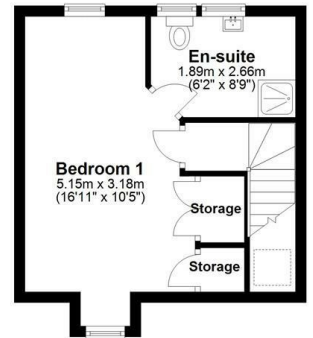
First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)

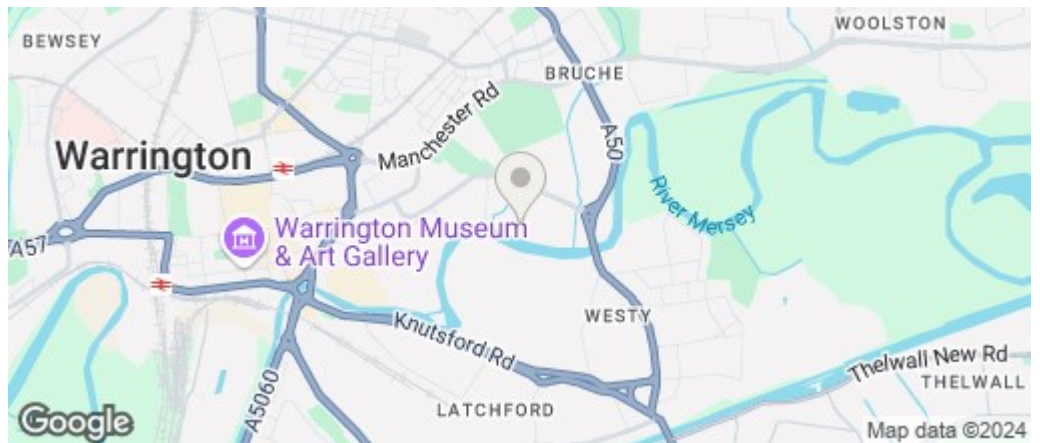


Second Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



Total area: approx. 106.4 sq. metres (1144.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		80	
(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



Mark Antony
SALES & LETTING AGENTS

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