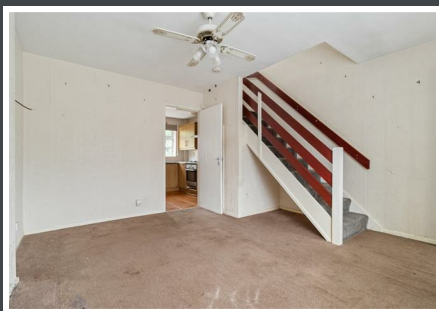




Dundee Close, Fearnhead Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedroom
- Family Home
- Close To Amenities
- Amazing Potential
- Garage
- Driveway Parking
- Cul-de-sack
- Friendly Neighbourhood
- Close To Schools
- Good Transport Links

DESCRIPTION

Offered for sale with no onward chain, we present this two-bedroom semi-detached property that is beaming with potential. This home offers the perfect blend of comfort and potential making it an ideal opportunity for both first time buyers and investors. Located in walking distance to local shops and with excellent transportation links to the town centre, this property is the perfect place to reside.

Entry to the property is granted via the porchway that seamlessly leads into the living room. The living room features a large window that floods the space with natural light, this room is the perfect place for family entertainment. Adjacent to the lounge, you will find the kitchen/diner which has the ideal modernisation opportunity. A view of the rear garden is visible from the kitchen, allowing for you to supervise children/pets play whilst preparing meals.

As you ascend the stairs, you will find two bedrooms and a family bathroom. Bedroom One is spacious, suitable for a double bed and additional furniture to suit your design taste. The second bedroom is a versatile space that is perfect for a guest room, child's room, or even a home office. The bathroom is currently fitted with a basic three-piece suite and offers potential for redesign.



GARDEN

To the rear of this property you will find a large paved garden which offers a place to enjoy the summer sun and a spot of al-fresco dining. This property also benefits from a garage and driveway.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.10m x 3.83m Lounge
- 2.72m x 3.83m Kitchen/Dining Room
- 6.54m x 2.94m Garage

FIRST FLOOR

- Landing
- 3.12m x 3.85m Bedroom One
- 3.70m x 1.94m Bedroom Two
- 1.68m x 1.79m Bathroom

SERVICES

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



LOCATION

Situated north of Warrington, Fearnhead is a popular area for families and professionals alike with a great range of amenities and transport connections. Home to a University campus and Golf course, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families. Fearnhead is also home to a great selection of coffee shops, pubs and is just a short drive away from Birchwood Shopping Centre.



DISTANCES

- The Millhouse Pub 5 minute walk
- Padgate Train Station 5 minute drive
- Birchwood Shopping Centre 3 miles
- Warrington Town Centre 4 miles
- Manchester Airport 17 miles via M56
- Manchester City Centre 18 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

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.

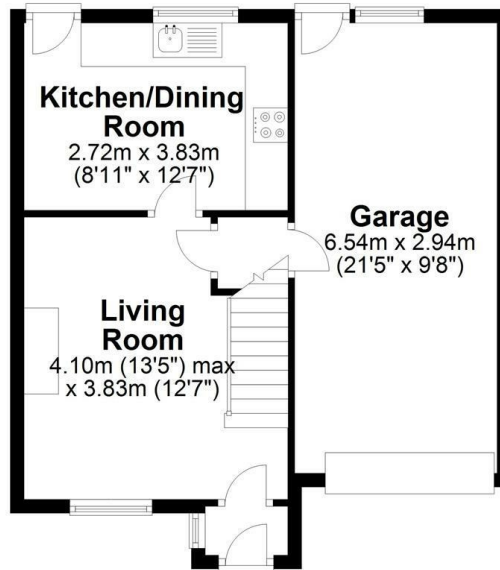


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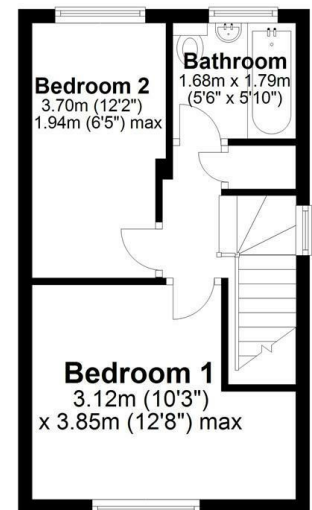
Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



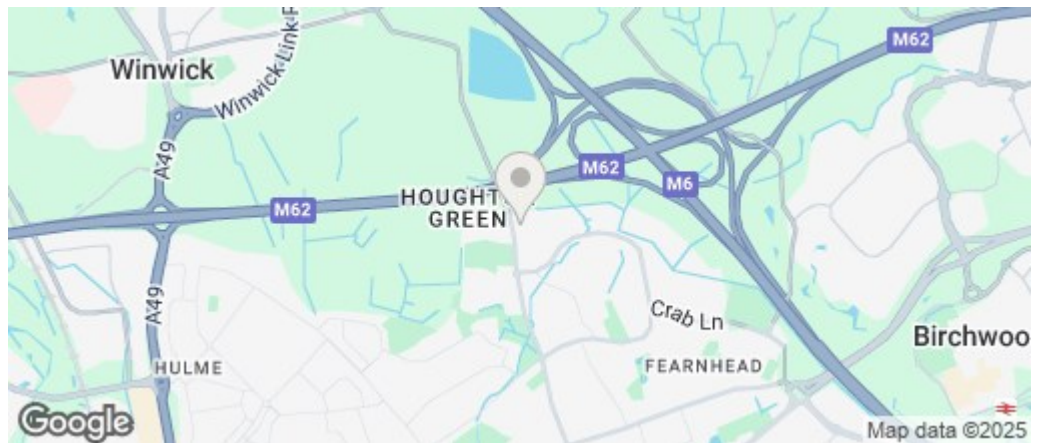
First Floor

Approx. 26.5 sq. metres (284.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 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 OpenInsight.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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