



Clive Avenue, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Well Loved Home
- Three Reception Rooms
- Close to Schools
- Driveway Parking
- Detached Garage
- Four Double Bedrooms
- Two Bathrooms
- Incredible Opportunity
- Close To Amenities
- Low-Maintenance Garden

DESCRIPTION

Now available for viewings, we proudly present this wonderful four bedroom dormer bungalow for sale. Nestled in a peaceful family friendly neighbourhood, this delightful property offers the perfect blend of comfort and modern living. With four bedrooms, three reception rooms and two bathrooms, this property is the perfect size for a family to reside. Located close to local amenities, shops and schools, this property is not to be missed.

Entry to the property is granted via the separate porchway. As you enter the hallway, you will be captivated by the opportunity that awaits. To the right of the hallway, you will find the lounge situated at the front of the property, boasting large windows allowing for array of natural light to flood this space radiating a warm ambience throughout. Adjacent to the lounge is the family kitchen, featuring ample storage space, lengthy countertops and integrated appliances. You are also presented with a family room situated in the middle of the ground floor, this is a versatile space that could be used as an office space, playroom or dining area. This floor concludes with two double bedrooms and a shower room.

As you ascend the staircase to the converted loft area, there is additional living space. The dormer windows flood the upper floor with light creating a bright and airy feel with two further bedrooms, an En-suite bathroom and additional storage eves.



THE GARDEN

To the rear of the property, you will find a well-maintained garden, offering a private and serene outdoor space for relaxation or gardening enthusiasts. This garden has artificial grass and a separate patio area making this the perfect space for all to enjoy. The property boasts a driveway that provides ample parking, and a detached garage offers additional storage or workspace.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.28m x 3.92m Lounge
- 4.84m x 2.41m Kitchen
- 3.93m x 3.65m Family Room
- 2.84m x 4.12m Conservatory
- 4.28m x 3.92m Bedroom One
- 1.86m x 2.32m Shower Room
- 3.76m x 3.30m Bedroom Two

FIRST FLOOR

- Landing
- 4.77m x 3.92m Bedroom Three
- 1.95m x 1.64m En-suite
- 4.77m x 3.92m Bedroom Four
- 1.55m x 3.65m Storage



SERVICES

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

LOCATION - ORFORD

This property is in a district which is located just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. The property is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance and the M62 is under 3 miles away.

DISTANCES

- St Margaret's Church of England Primary School 5 min walk
- Meadowside CP and Nursery School 13 min walk
- Beamont Collegiate Academy 6 min walk
- Warrington Town Centre 1.9 miles
- Manchester Airport 17.8 miles
- Manchester City Centre 19.3 miles
- Liverpool City Centre 19.4 miles

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

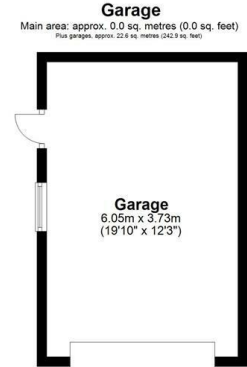
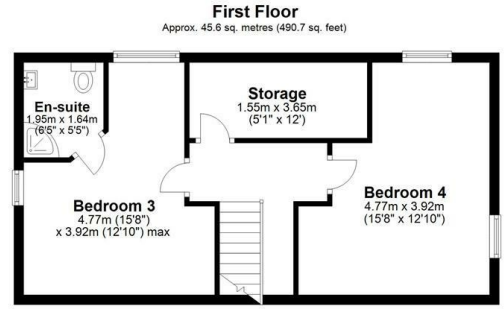
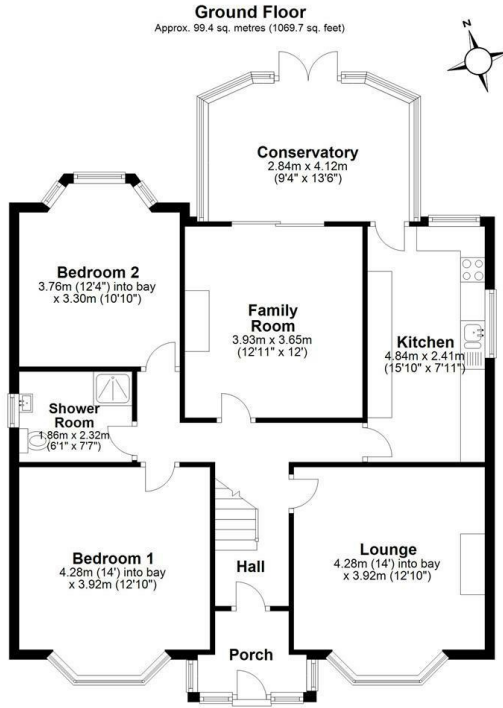
Not included in the asking price. These items may be available under separate negotiation.



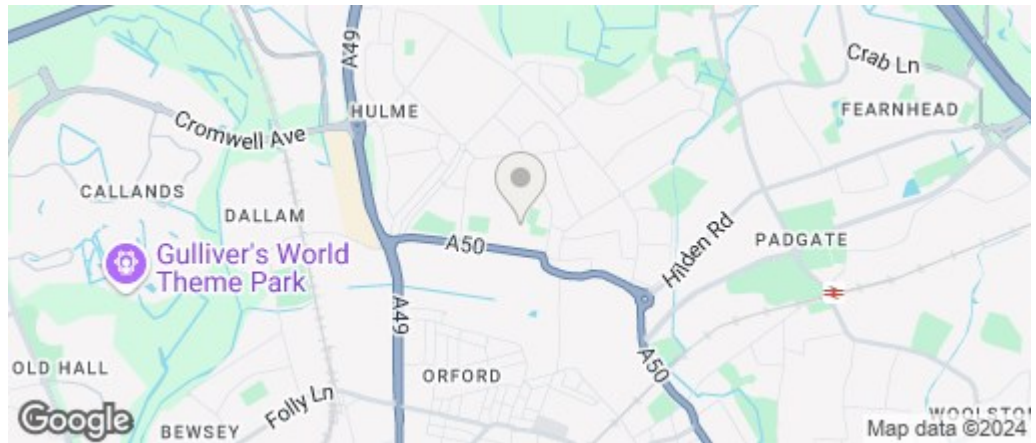


IMPORTANT NOTICE

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.



Main area: Approx. 145.0 sq. metres (1560.4 sq. feet)
Plus garages, approx. 22.6 sq. metres (242.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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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