



Rydal Avenue, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Driveway Parking
- Versatile Space
- Three Bedrooms
- Ample Living Space
- Stunning Kitchen
- Two Reception Rooms
- Popular Location
- Close to Amenities
- Extended

DESCRIPTION

A charming and extended semi-detached home that exudes warmth and character. Boasting a modern kitchen, a large lounge and three bedrooms making it the perfect family home. Situated in a great location being close to local amenities and schools, ensuring convenience for you and your family. The ample living space provides versatility, allowing you to create the perfect setting for your family needs and lifestyle.

Entry into the home is via the welcoming hallway which provides access to all areas of the ground floor. The lounge looks out to the front of the home through a large bay window which allows natural light to flow into the room while the modern kitchen enjoys views to the garden. The kitchen has been finished to an impeccable standard and is ideal for whipping up delicious meals and for busy family schedules. There is also a second reception room, ideal as a play room or for extra family space. The ground floor is currently home to bedroom four which celebrates an En suite shower room. This versatile room also has the option to be a convenient home office/guest room. To the first floor there are three great sized bedrooms as well as a modernised family bathroom featuring high end finishes and stylish tiling.

GARDEN

The property boasts a generous driveway, providing ample space for parking and adding to the overall convenience of this delightful home. To the rear is a low maintenance garden that is surrounded by mature shrubbery and greenery for additional privacy.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.26m x 3.46m Lounge
- 3.70m x 3.46 m Sitting Room
- 3.60m x 4.04m Dining Kitchen
- 3.66m x 2.14m Bedroom Four
- 2.07m x 2.14m Shower Room

FIRST FLOOR

- Landing
- 3.98m x 3.11m Bedroom One
- 3.52m x 3.11m Bedroom Two
- 2.30m x 2.15m Bedroom Three
- 2.36m x 2.15m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

DISTANCES

- Stockton Heath 15 minute walk
- Warrington Town Centre 15 minute walk
- Manchester Airport 15 miles via M56
- Manchester City Centre 20 miles via M56
- Chester City Centre 20 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Freehold

(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.



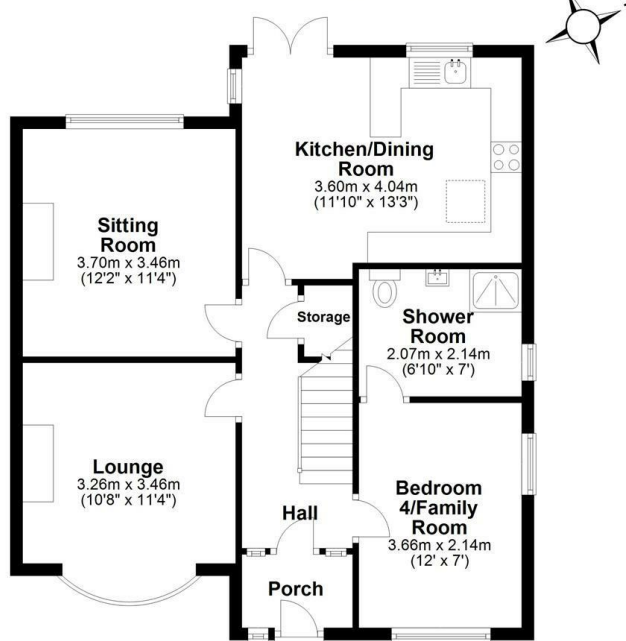


IMPORTANT NOTICE

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.

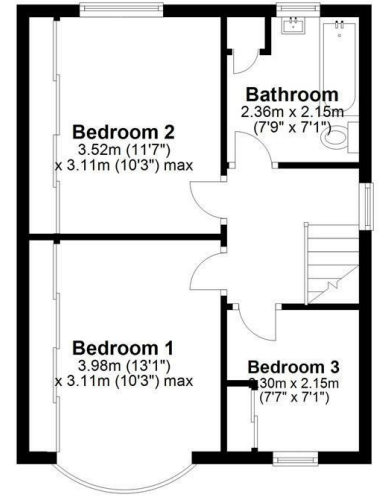
Ground Floor

Approx. 64.7 sq. metres (696.3 sq. feet)

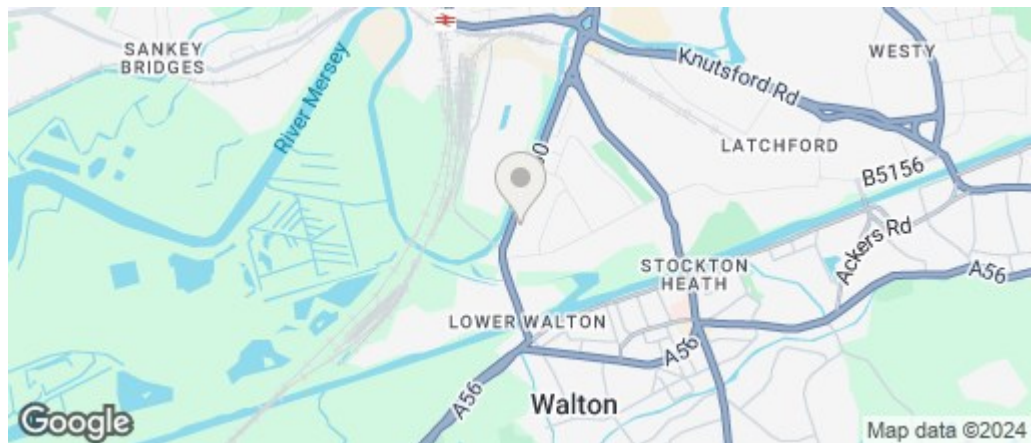


First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 102.9 sq. metres (1107.2 sq. feet)



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