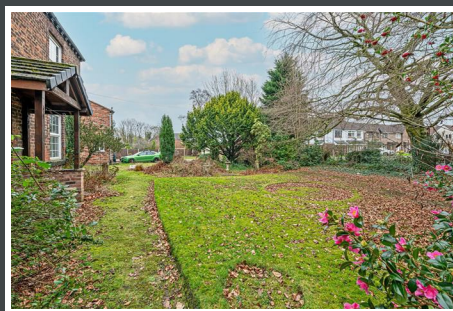




# Tweedsmuir Close, Fearnhead Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Chain
- Family Home
- Extensive Gardens
- Redevelopment Potential
- Local Amenities Nearby
- Victorian Property
- Three/Four Bedrooms
- Close to Local Schools
- Great Transport Links
- Freehold

## DESCRIPTION

Enfield Villa is a charming Victorian home, situated in the sought after area of Fearnhead is offered for sale with no onward chain. It provides three/four bedrooms, three reception rooms, extensive gardens, a garage and outbuildings. It is within walking distance of local schools and has good local transport links.

Entrance to this double fronted property is via the hallway which leads to the well proportioned ground floor accommodation. The lounge and kitchen/dining room are to the front with the family room, shower room, utility area and wc to the rear. There are three spacious bedrooms and a bedroom/shower room on the first floor. Many of the original Victorian features have been retained.

This home has huge potential to become a fabulous family home and to be extended (Subject to the necessary planning).

## GARDEN

The property sits within a large garden with a garage and outbuildings along one boundary. It has a long driveway from Tweedsmuir Close to provide plentiful parking. The garden currently provides extensive lawns, mature trees and shrubs giving good screening from the properties on Tweedsmuir Close. The large side garden has potential for the house to be extended or be developed as a self contained residential building. Any such extension or development would be subject to planning permission.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.95m x 4.50m Lounge
- 3.21m x 4.50m Family Room
- 3.95m x 4.56m Kitchen/Dining Room
- 1.34m x 2.90m Hall/Utility Room
- 1.77m x 1.67m Shower Room
- 0.42m x 1.05m WC

### FIRST FLOOR

- Landing
- 3.95m x 5.60m Bedroom One
- 3.95m x 4.60m Bedroom Two
- 3.21m x 4.50m Bedroom Three
- 3.21m x 3.60m Shower Room

## SERVICES

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



## LOCATION - FEARNHEAD

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

- Cinnamon Brow School 10 minute walk
  - Spittle Brook 0.5 mile walk
  - Warrington Town Centre 4 miles
  - Manchester Airport 16 miles via M56
  - Manchester City Centre 21 miles via M62
  - Liverpool City Centre 24 miles via M62
  - Chester City Centre 29 miles via M56
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**Tenure:** Freehold

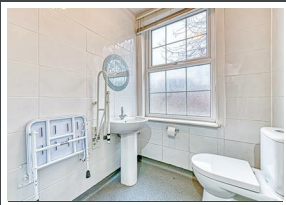
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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

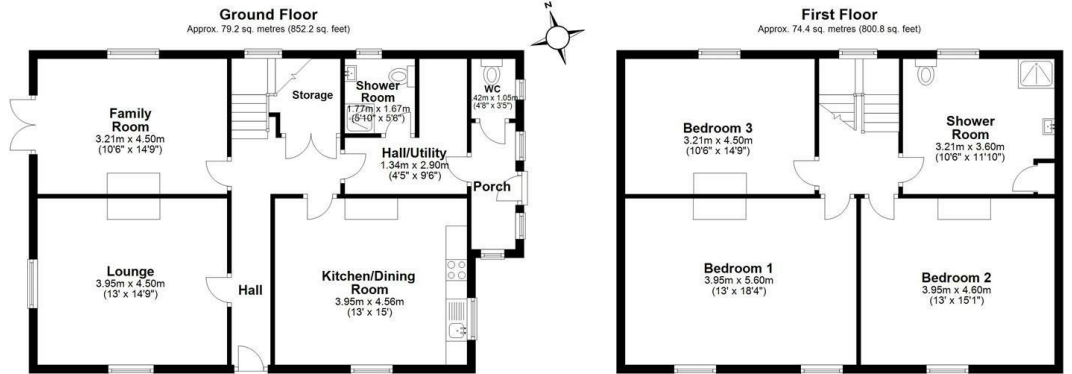




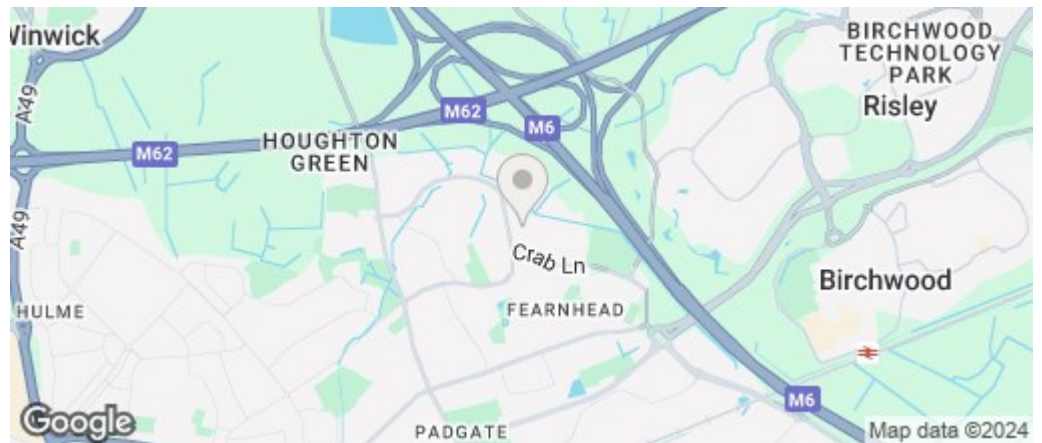


## IMPORTANT NOTICE

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.



Total area: approx. 153.6 sq. metres (1653.1 sq. feet)



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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