



# Towers Court, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Three Bedroom
- Abundance of Potential
- Garage
- Potential Investment Property
- Mid-Terrace House
- Amazing Opportunity
- Private Garden
- Great for First Time Buyers
- Close to Amenities

## DESCRIPTION

Welcome to this conveniently located mid-terrace property with no chain onwards. The three bedroom home has a lot of potential especially for first time buyer eager to take a step onto the property ladder or investors looking for the ideal rental. Towers Court is positioned perfectly near to local amenities such as Warrington Town Centre, Warrington Hospital, transportation links and schools.

Entrance into this home is via the hallway, leading through into the large lounge/dining area with great natural lighting. The kitchen space is perfect for cooking up meals for the family and is recently been installed.

To the first floor of the property there are two double bedrooms as well as a good sized third bedroom. The main bathroom has recently been installed and provides all the necessities for your daily routine.

## GARDEN

The rear of the property features a private patio garden perfect for sitting out in the summer months.

Parking spaces can be found at the back of the property along with a garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 7.25m x 3.83m Lounge/Dining Room
- 2.70m x 2.27m Kitchen

### FIRST FLOOR

- Landing
- 4.75m x 2.66m Bedroom One
- 3.18m x 2.64m Bedroom Two
- 2.62m x 1.97m Bedroom Three
- 2.06m x 1.97m Main Bathroom

### GARAGE

- 5.30m x 2.60m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin Media)



## LOCATION

Convenient area in Bewsey WA5 located 0.8 Miles away from Warrington Town Centre. This property is a walk away from Warrington Hospital on Lovely Lane. Close by to train stations and bus stops for regular public transport. This area boast great primary and secondary schools, this property would be perfect for a small family. There are good walking trails and parks in the area.

## DISTANCES

- Warrington Central Station 23 minute walk and 5 min drive
- Warrington Hospital 12 min walk and 2 min drive
- St Gregory's Catholic High School 8 min drive
- Tesco Extra Winwick Road 5 min Drive
- Manchester Airport 21.1 miles via M56
- Manchester City Centre 19 miles via M62
- Liverpool City Centre 19.1 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** A

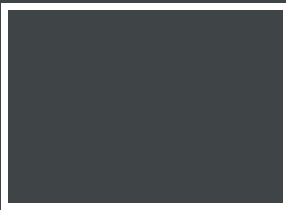
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

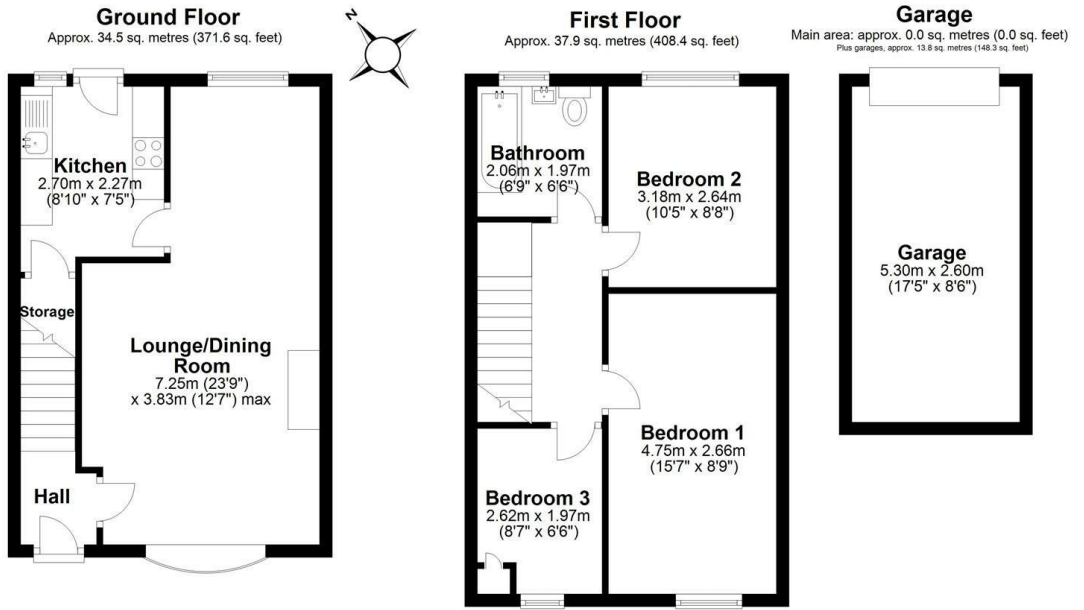
Not included in the asking price. These items may be available under separate negotiation.



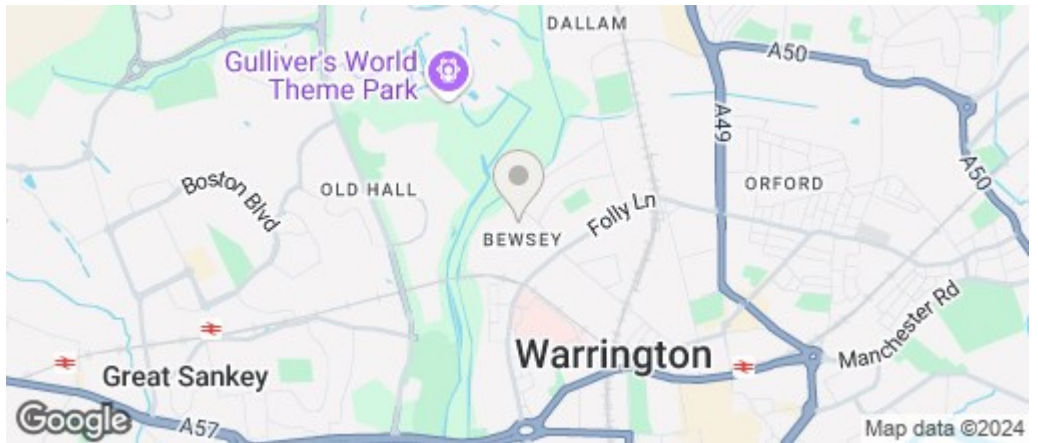


### IMPORTANT NOTICE

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. 72.5 sq. metres (780.0 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</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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